

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARROLL SCHOOL -
Owner 2:	-
Street 1:	25 BAKER BRIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 74.51 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		74.51		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									521,570						521,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	74.510		2,100	521,600	523,700
Total Card	74.510		2,100	521,600	523,700
Total Parcel	74.510		2,100	521,600	523,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		2000	74.51	521,600	523,600		Year End Roll	12/2/2024
2024	905	FV		2000	74.51	447,100	449,100		Year end	11/9/2023
2023	905	FV		2000	74.51	447,100	449,100	449,100	Year end	11/3/2022
2022	905	FV		3000	74.51	447,100	450,100	450,100	Year End Roll	10/19/2021
2021	905	FV		3000	74.51	447,100	450,100	450,100	Year End Roll	10/15/2020
2020	132	FV		3000	74.51	447,100	450,100	450,100	Year End Roll	9/26/2019
2019	132	FV		3000	74.51	447,100	450,100	450,100	Create Final va	6/4/2019
2018	132	FV		3000	74.51	447,100	450,100	450,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL SCHOOL,	74198-507		2/27/2020	INVOLV CHARI	10	No	No		
MACDOWELL JR TR	74198-475		2/27/2020	INVOLV CHARI	400,000	No	No		
MACDOWELL JR,RO	51455-490		7/18/2008	FAMILY	10	No	No		
VAN LEER, HANS/	24647-276		6/24/1994	OTHER	795,000	Yes	No		LAND UNDER CHPT 61A
VAN LEER HANS L	21165-512		5/20/1991	FAMILY		Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1997	1125-97	SHED	1,000	C	5/27/1997			
8/24/1994	550-94	FENCE	1,000	C	8/17/1995			
6/23/1994	504-94	DEMOLITI	25	C	8/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	126 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

