

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN			
Owner 2:	CONSERVATION			
Owner 3:				
Street 1:	16 LINCOLN RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 1.52 ACRES of land mainly classified as
MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		66211		SQUARE FE	PRIME SITE		0	7.25	1.15	R1									550,008						550,000	
Total AC/HA:	1.52000			Total SF/SM:	66211		Parcel LUC:	903	MUNICPL		Prime NB Desc	RES CAT 1								Total:	550,008		Spl Credit			Total:	550,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
903	1.520			550,000	550,000		GIS Ref
							GIS Ref
							GIS Ref
Total Card	1.520			550,000	550,000	Entered Lot Size	Insp Date
Total Parcel	1.520			550,000	550,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	1.52	518,100	518,100		Year End Roll	12/2/2024
2024	903	FV		0	1.52	508,300	508,300		Year end	11/9/2023
2023	903	FV		0	1.52	531,000	531,000	531,000	Year end	11/3/2022
2022	903	FV		0	1.52	480,200	480,200	480,200	Year End Roll	10/19/2021
2021	903	FV		0	1.52	417,200	417,200	417,200	Year End Roll	10/15/2020
2020	903	FV		0	1.52	360,400	360,400	360,400	Year End Roll	9/26/2019
2019	903	FV		0	1.52	344,400	344,400	344,400	Create Final va	6/4/2019
2018	903	FV		0	1.52	344,400	344,400	344,400	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	23 25 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:	

