

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
Postal:	01773

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.897 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
903	MUNICPL		1.0605		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									37,118						37,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	2.897			617,100	617,100
Total Card	2.897			617,100	617,100
Total Parcel	2.897			617,100	617,100
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	903	FV		0	2.897	583,500	583,500		Year End Roll	12/2/2024
2024	903	FV		0	2.897	567,800	567,800		Year end	11/9/2023
2023	903	FV		0	2.897	591,800	591,800	591,800	Year end	11/3/2022
2022	903	FV		0	2.897	538,200	538,200	538,200	Year End Roll	10/19/2021
2021	903	FV		0	2.897	471,800	471,800	471,800	Year End Roll	10/15/2020
2020	903	FV		0	2.897	411,800	411,800	411,800	Year End Roll	9/26/2019
2019	903	FV		0	2.897	395,000	395,000	395,000	Create Final va	6/4/2019
2018	903	FV		0	2.897	395,000	395,000	395,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12773-070		3/25/1975	INVOLVED GOV		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	23 28 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:	

PRINT

Date	Time
09/26/25	15:32:08

LAST REV

Date	Time
04/23/13	10:22:31

apro 942

