Town Of Lincoln

	Total Card /	Total Parcel
APPRAISED:	714,500 /	714,500
USE VALUE:	714,500 /	714,500
ASSESSED:	714,500 /	714,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		OLD BEDFORD RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	UNITED STATES OF AMERICA
Owner 2:	MINUTEMAN PARK
Owner 3:	
Street 1:	174 LIBERTY ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01742	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.193 ACRES of land mainly classified as US GOVT

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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	1.193			714,500	714,500
Total Card	1.193			714,500	714,500
Total Parcel	1.193			714,500	714,500

Source: Market Adj Cost   Total Value per SQ unit /Card: N/A   /Parcel: N/A

PREVIOUS ASSESSMENT

Parcel ID 108 17 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	900	FV		0	1.193	693,700	693,700		Year End Roll	12/2/2024
2024	900	FV		0	1.193	680,100	680,100		Year end	11/9/2023
2023	900	FV		0	1.193	626,400	626,400	626,400	Year end	11/3/2022
2022	900	FV		0	1.193	566,300	566,300	566,300	Year End Roll	10/19/2021
2021	900	FV		0	1.193	501,100	501,100	501,100	Year End Roll	10/15/2020
2020	900	FV		0	1.193	501,100	501,100	501,100	Year End Roll	9/26/2019
2019	900	FV		0	1.193	485,400	485,400	485,400	Create Final va	6/4/2019
2018	900	FV		0	1.193	485,400	485,400	485,400	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 1403

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10178-308		12/6/1962			No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	
Land Unit Type:	

!1403!

PRINT

Date	Time
09/26/25	16:21:11

LAST REV

Date	Time
02/08/05	16:14:42

sociak

USER DEFINED

Prior Id # 1:	5 17 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:	

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

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
900	US GOVT		51965		SQUARE FE	PRIME SITE		0	9.98	1.38	R3									714,464						714,500	

Total AC/HA:	1.19295	Total SF/SM:	51965	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	714,464	Spl Credit		Total:	714,500

EXTERIOR INFORMATION

Field	Value
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value	Field	Value
Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Field	Value	Field	Value
Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Field	Rating
Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Field	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | # Units | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 108 17 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	