



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		VIRGINIA RD, LINCOLN

OWNERSHIP

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 4.337 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:		

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
900	US GOVT		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
900	US GOVT		2.5		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									87,500						87,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	4.337			885,900	885,900
Total Card	4.337			885,900	885,900
Total Parcel	4.337			885,900	885,900
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	900	FV		0	4.337	862,700	862,700		Year End Roll	12/2/2024
2024	900	FV		0	4.337	835,000	835,000		Year end	11/9/2023
2023	900	FV		0	4.337	775,000	775,000	775,000	Year end	11/3/2022
2022	900	FV		0	4.337	707,800	707,800	707,800	Year End Roll	10/19/2021
2021	900	FV		0	4.337	635,000	635,000	635,000	Year End Roll	10/15/2020
2020	900	FV		0	4.337	635,000	635,000	635,000	Year End Roll	9/26/2019
2019	900	FV		0	4.337	617,400	617,400	617,400	Create Final va	6/4/2019
2018	900	FV		0	4.337	617,400	617,400	617,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UNITED STATES O	11595-481		10/1/1968			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

