

108

41

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

990,100 /

USE VALUE:

990,100 /

990,100

ASSESSed:

990,100 /

990,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 44 | | 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 1.05 ACRES of land mainly classified as US GOVT with a RANCH Building built about 1965, having primarily CLAPBOARD Exterior and 1252 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

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 | | 45738 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.52 | R3 | | | | | | | | | 695,822 | | | | | | 695,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|---------------------------------------|------------|-----------------|-------------|
| 900 | 1.050 | 294,300 | | 695,800 | 990,100 |
| Total Card 1.050 294,300 695,800 990,100 | | | | | |
| Total Parcel 1.050 294,300 695,800 990,100 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 790.81 | | /Parcel: 790.81 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 900 | FV | 277,500 | 0 | 1.05 | 675,600 | 953,100 | | Year End Roll | 12/2/2024 |
| 2024 | 900 | FV | 270,700 | 0 | 1.05 | 662,400 | 933,100 | | Year end | 11/9/2023 |
| 2023 | 900 | FV | 248,600 | 0 | 1.05 | 610,100 | 858,700 | 858,700 | Year end | 11/3/2022 |
| 2022 | 900 | FV | 211,200 | 0 | 1.05 | 551,500 | 762,700 | 762,700 | Year End Roll | 10/19/2021 |
| 2021 | 900 | FV | 197,700 | 0 | 1.05 | 488,000 | 685,700 | 685,700 | Year End Roll | 10/15/2020 |
| 2020 | 900 | FV | 196,000 | 0 | 1.05 | 488,000 | 684,000 | 684,000 | Year End Roll | 9/26/2019 |
| 2019 | 900 | FV | 178,600 | 0 | 1.05 | 472,700 | 651,300 | 651,300 | Create Final va | 6/4/2019 |
| 2018 | 900 | FV | 178,600 | 0 | 1.05 | 472,700 | 651,300 | 651,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| | 12784-398 | | 12/31/1940 | | | No | No | | LOT C |

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



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 6 20 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: | |

