Map	Lot	Sublot	Building	Unit	CARD
108	45	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	907,000	/	907,000
USE VALUE:	907,000	/	907,000
ASSESSED:	907,000	/	907,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		VIRGINIA 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 .88 ACRES of land mainly classified as US GOVT with a RANCH Building built about 1965, having primarily CLAPBOARD Exterior and 1356 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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	0.880	230,300	3,100	673,600	907,000
Total Card	0.880	230,300	3,100	673,600	907,000
Total Parcel	0.880	230,300	3,100	673,600	907,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 668.88 | /Parcel: 668.88

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108 45 0

!1731!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	900	FV	217,300	2900	.88	654,100	874,300		Year End Roll	12/2/2024
2024	900	FV	211,500	2900	.88	641,200	855,600		Year end	11/9/2023
2023	900	FV	192,800	2900	.88	590,600	786,300	786,300	Year end	11/3/2022
2022	900	FV	161,900	2900	.88	533,900	698,700	698,700	Year End Roll	10/19/2021
2021	900	FV	147,400	2900	.88	472,500	622,800	622,800	Year End Roll	10/15/2020
2020	900	FV	146,000	2900	.88	472,500	621,400	621,400	Year End Roll	9/26/2019
2019	900	FV	131,500	2900	.88	457,600	592,000	592,000	Create Final va	6/4/2019
2018	900	FV	131,500	2900	.88	457,600	592,000	592,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:59:55

LAST REV

Date	Time
04/04/13	14:44:42

apro

USER DEFINED

Prior Id # 1:	6 24 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12784-2		12/31/1940			No	No		LOT 16

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 ___/___/___

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		38332.4		SQUARE FE	PRIME SITE		0	9.98	1.76	R3									673,649						673,600	

Total AC/HA:	0.87999	Total SF/SM:	38332	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	673,649	Spl Credit		Total: 673,600

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

ALFONS JOZWICKI-R .

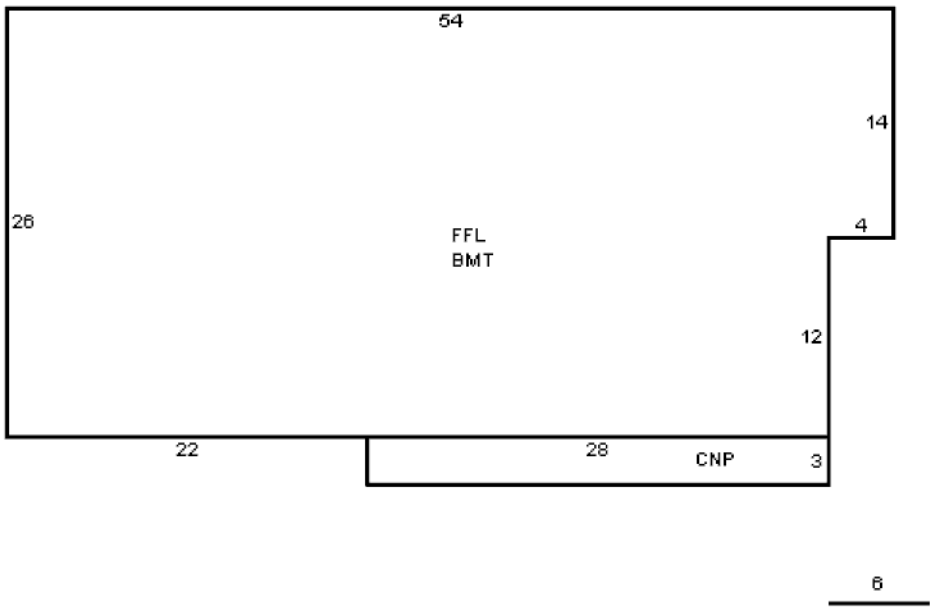
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	5 - LINO/VINYL	50 %	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28.5 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.19247794
Const Adj.:	0.99500000
Adj $ / SQ:	170.858
Other Features:	30500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322082
Depreciation:	91793
Depreciated Total:	230289

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Before Depr:	170.86
Special Features:	0	Val/Su Net:	82.37
Final Total:	230300	Val/Su SzAd	169.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,356	42.710	57,921
FFL	1ST FLOOR	1,356	170.860	231,684
CNP	CANOPY	84	23.540	1,977

Net Sketched Area:	2,796			Total:	291,582
Size Ad	1356	Gross Area	2796	FinArea	1356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108 45 0

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
3	GARAGE	D	Y	1	20X20	A	FR	1960	38.52	T	80	900			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100