



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HANSCOM FAMILY HOUSING LLC
Owner 2:	
Owner 3:	
Street 1:	200 PRATT ST
Street 2:	
Twn/City:	MERIDEN
St/Prov:	CT Cntry Own Occ: Y
Postal:	06450 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 179.667 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		177.83001		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									6,224,050						6,224,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	179.667			7,022,500	7,022,500
Total Card	179.667			7,022,500	7,022,500
Total Parcel	179.667			7,022,500	7,022,500
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	179.667	6,999,300	6,999,300		Year End Roll	12/2/2024
2024	900	FV		0	179.667	6,094,900	6,094,900		Year end	11/9/2023
2023	900	FV		0	179.667	6,034,900	6,034,900	6,034,900	Year end	11/3/2022
2022	900	FV		0	179.667	5,967,700	5,967,700	5,967,700	Year End Roll	10/19/2021
2021	900	FV		0	179.667	5,894,900	5,894,900	5,894,900	Year End Roll	10/15/2020
2020	900	FV		0	179.667	5,894,900	5,894,900	5,894,900	Year End Roll	9/26/2019
2019	900	FV		0	179.667	5,877,300	5,877,300	5,877,300	Create Final va	6/4/2019
2018	900	FV		0	179.667	5,877,300	5,877,300	5,877,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSCOM FAMILY	44018-437		11/22/2004	INVOLVED GOV		No	No		
HANSCOM FAMILY	44018-423		11/1/2004	INVOLVED GOV		1	No		QUICKCLAIM DEED & RELEASE HOME
COMM OF MASS	44018-385		11/1/2004	INVOLVED GOV	1,000,000	No	No		IMPROVEMENTS

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

