



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		AIRPORT 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: N		
Postal: 01742 Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	1.000			605,000	605,000
Total Card 1.000 605,000 605,000					
Total Parcel 1.000 605,000 605,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description
User Acct
0
GIS Ref
GIS Ref
Insp Date
02/15/96

PREVIOUS OWNER

Owner 1: CIVIL WAR PRESERVATION TRUST -			
Owner 2: -			
Street 1: 1140 PROFESSIONAL COURT			
Twn/City: HAGERSTOWN			
St/Prov: MD Cntry			
Postal: 21740 Type:			

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	1.	598,800	598,800		Year End Roll	12/2/2024
2024	900	FV		0	1.	587,100	587,100		Year end	11/9/2023
2023	900	FV		0	1.	552,500	552,500	552,500	Year end	11/3/2022
2022	900	FV		0	1.	500,700	500,700	500,700	Year End Roll	10/19/2021
2021	900	FV		0	1.	431,700	431,700	431,700	Year End Roll	10/15/2020
2020	900	FV		0	1.	438,600	438,600	438,600	Year End Roll	9/26/2019
2019	900	FV		0	1.	424,100	424,100	424,100	Create Final va	6/4/2019
2018	900	FV		0	1.	424,100	424,100	424,100	Year End Roll	9/28/2017

Parcel ID 106 2 0

PRINT
Date Time
09/26/25 17:43:10
LAST REV
Date Time
01/25/17 14:50:11
blakeley
2060

USER DEFINED

Prior Id # 1: 8 2 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:

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as US GOVT

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIVIL WAR PRESE	68011-488		9/14/2016	INVOLVED GOV	42,000	No	No		
TOWN OF LINCOLN	66550-589		12/8/2015	INVOLVED GOV	300,000	No	No		
MESHULAM TR,DEB	56828-286		5/6/2011	INVOLVED GOV	300,000	No	No		
TOWN OF LINCOLN	56536-260		3/1/2011	INVOLVED GOV		No	No		
MESHULAM DEBORA	51253-96		5/28/2008	INVOLVED GOV		No	No		
EUGENE MCSWEENE	21478-423		10/17/1991	CONVENIENC		No	No		
D. MESHULAM, TR	25912-298		12/31/1940	CONVENIENC		No	No		RESIGNED AS TRUSTEE

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2006	2006-999	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/1996	MEAS/EXT INS	606	
2/7/1994	LEFT NOTICE	600	
1/10/1994	FIELDREV CHG	600	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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		43560		SQUARE FE	PRIME SITE		0	8.76	1.59	R2									605,034						605,000	

Total AC/HA: 1.00000	Total SF/SM: 43560	Parcel LUC: 900	US GOVT	Prime NB Desc	RES CAT 2	Total: 605,034	SpI Credit	Total: 605,000
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