

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 112 |        | NORTH GREAT 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 .97 ACRES of land mainly classified as US GOVT with a(n) SPLIT LEVL Building Built about 1960, Having Primarily TEX 111 Exterior and ROLLED Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Descp | % | Item    | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z          |      |       |   | U       |      |       |
| o          |      |       |   | t       |      |       |
| n          |      |       |   | l       |      |       |
| Census:    |      |       |   | Exmpt   |      |       |
| Flood Haz: |      |       |   |         |      |       |
| D          |      |       |   | Topo    |      |       |
| s          |      |       |   | Street  |      |       |
| t          |      |       |   | Traffic |      |       |

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     |          | 42253       |                    | SQUARE FE | PRIME SITE |           | 0          | 6.78       | 1.625 | R3    |            |           |        |   |        |   |        |   | 465,623         |           |   |           |        |      | 465,600   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 900                                   | 184,500        | 700        | 0.970     | 465,600    | 650,800     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 308.66 |                |            |           |            |             | /Parcel: 308.66   |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 900 | FV  | 184,500    | 700       | .97       | 465,600    | 650,800     | 650,800       | Year End Roll | 9/28/2017  |
| 2017   | 900 | FV  | 182,600    | 700       | .97       | 439,500    | 622,800     | 622,800       | Year End Roll | 9/29/2016  |
| 2016   | 900 | FV  | 178,800    | 700       | .97       | 426,500    | 606,000     | 606,000       | Year End Roll | 1/14/2016  |
| 2015   | 900 | FV  | 176,900    | 700       | .97       | 394,900    | 572,500     | 572,500       | Year End      | 10/2/2014  |
| 2014   | 900 | FV  | 169,200    | 700       | .97       | 353,700    | 523,600     | 523,600       | Year End Roll | 1/23/2014  |
| 2013   | 900 | FV  | 165,300    | 700       | .97       | 343,400    | 509,400     | 509,400       | Year End Roll | 10/25/2012 |
| 2012   | 900 | FV  | 174,100    | 700       | .97       | 377,700    | 552,500     | 552,500       | Year End      | 1/26/2012  |
| 2011   | 900 | FV  | 180,200    | 700       | .97       | 383,900    | 564,800     | 564,800       | Year End      | 2/10/2011  |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date       | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
|         | 13166-676 |      | 12/31/1940 |           |            | 0 | No  | No    |                 | LOT 3 |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

