



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WINCHELSEA LN, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.77 ACRES of land mainly classified as CHARITY

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
905	CHARITY		1.77		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									53,100						53,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			1.770	53,100	53,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV		0	1.77	53,100	53,100	53,100	Year End Roll	9/28/2017
2017	905	FV		0	1.77	53,100	53,100	53,100	Year End Roll	9/29/2016
2016	905	FV		0	1.77	53,100	53,100	53,100	Year End Roll	1/14/2016
2015	905	FV		0	1.77	53,100	53,100	53,100	Year End	10/2/2014
2014	905	FV		0	1.77	53,100	53,100	53,100	Year End Roll	1/23/2014
2013	905	FV		0	1.77	53,100	53,100	53,100	Year End Roll	10/25/2012
2012	905	FV		0	1.77	53,100	53,100	53,100	Year End	1/26/2012
2011	905	FV		0	1.77	53,100	53,100	53,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	21937-345		4/13/1992			0 No	No			

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

Total AC/HA:	1.77000	Total SF/SM:	77101.20	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	53,100	SpI Credit:		Total:	53,100
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