



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		OLD BEDFORD 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 .92 ACRES of land mainly classified as US GOVT

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
900	US GOVT		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900		900	0.920	461,200	462,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
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
2018	900	FV		900	.92	461,200	462,100	462,100	Year End Roll	9/28/2017
2017	900	FV		900	.92	435,300	436,200	436,200	Year End Roll	9/29/2016
2016	900	FV		900	.92	422,400	423,300	423,300	Year End Roll	1/14/2016
2015	900	FV		900	.92	391,100	392,000	392,000	Year End	10/2/2014
2014	900	FV		900	.92	350,300	351,200	351,200	Year End Roll	1/23/2014
2013	900	FV		900	.92	340,100	341,000	341,000	Year End Roll	10/25/2012
2012	900	FV		900	.92	374,100	375,000	375,000	Year End	1/26/2012
2011	900	FV		900	.92	380,200	381,100	381,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10287-235		6/11/1963			0	No	No		LOT 5

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 ___/___/___

EXTERIOR INFORMATION

Type:
Sty Ht:
(Liv) Units:
Foundation:
Frame:
Prime Wall:
Sec Wall:
Roof Struct:
Roof Cover:
Color:
View / Desir:

BATH FEATURES

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

COMMENTS

SKETCH

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

GENERAL INFORMATION

Grade:
Year Bt: Eff Yr Bt:
Alt LUC: Alt %:
Jurisdct: Fact:
Const Mod:
Lump Sum Adj:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

RESIDENTIAL GRID

Table with 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB

INTERIOR INFORMATION

Avg Ht/FL:
Prim Int Wal:
Sec Int Wall:
Partition:
Prim Floors:
Sec Floors:
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal: % Sprinkled

DEPRECIATION

Phys Cond: AV - Average 0.0%
Functional: %
Economic: %
Special: %
Override: %
Total: 0%

REMODELING

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

RES BREAKDOWN

Table with No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

CALC SUMMARY

Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal: % Sprinkled

Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMPARABLE SALES

Table with Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SUB AREA

Table with Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID

108 55 0

IMAGE

AssessPro Patriot Properties, Inc