



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTON RD, 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: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RURAL LAND FOUNDATION INC -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 14.736 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
905	CHARITY		12.899		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									386,970						387,000	

Total AC/HA:	14.73555	Total SF/SM:	641880.56	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 5	Total:	1,183,770	Spl Credit		Total:	1,183,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			14.736	1,183,800	1,183,800	3603.00	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			14.736	1,183,800	1,183,800	Entered Lot Size	
Total Parcel			14.736	1,183,800	1,183,800	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	14.736	1,183,800	1,183,800	1,183,800	Year End Roll	9/28/2017
2017	905	FV		0	14.736	1,183,800	1,183,800	1,183,800	Year End Roll	9/29/2016
2016	905	FV		0	14.736	1,131,800	1,131,800	1,131,800	Year End Roll	1/14/2016
2015	905	FV		0	14.736	1,076,600	1,076,600	1,076,600	Year End	10/2/2014
2014	905	FV		0	14.736	1,067,000	1,067,000	1,067,000	Year End Roll	1/23/2014
2013	905	FV		0	14.736	1,047,000	1,047,000	1,047,000	Year End Roll	10/25/2012
2012	905	FV		0	14.736	1,067,000	1,067,000	1,067,000	Year End	1/26/2012
2011	905	FV		0	14.736	1,113,400	1,113,400	1,113,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	30982-103		12/20/1999	INVOLV CHARI		1	Yes	No		
HUNSAKER LAND C	30982-88		12/14/1999	INVOLV CHARI	2000000		Yes	No		
HUNSAKER JEROME	17822-508		1/29/1987	FAMILY		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

