



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
208		SOUTH GREAT RD, LINCOLN

**OWNERSHIP**

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
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 111. ACRES of land mainly classified as CHARITY with a(n) STORE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
905	CHARITY		109.1635		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									3,274,905						3,274,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	344,500	11,100	111.000	3,638,100	3,993,700
Total Card		344,500	11,100	111.000	3,638,100
Total Parcel		556,000	424,900	111.000	4,619,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 650.40		/Parcel: 512.06	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/23/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	556,000	424900	111.	3,638,100	4,619,000	4,619,000	Year End Roll	9/28/2017
2017	905	FV	529,900	418800	111.	3,638,100	4,586,800	4,586,800	Year End Roll	9/29/2016
2016	905	FV	515,100	418800	111.	3,627,700	4,561,600	4,561,600	Year End Roll	1/14/2016
2015	905	FV	499,200	418800	111.	3,554,900	4,472,900	4,472,900	Year End	10/2/2014
2014	905	FV	489,600	418800	111.	3,543,700	4,452,100	4,452,100	Year End Roll	1/23/2014
2013	905	FV	486,900	333700	113.996	3,652,900	4,473,500	4,473,500	Year End Roll	10/25/2012
2012	905	FV	489,600	333700	113.996	4,222,300	5,045,600	5,045,600	Year End	1/26/2012
2011	905	FV	499,700	333700	113.996	4,253,400	5,086,800	5,086,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2018	7069	RENO-ADD	107,237	O				Construct a pavili
5/8/2018	7061	DEMOLITI	5,000	O				Demolish structure
3/23/2018	7012	SOLAR PA	134,534	C				Amend permit #6827
11/15/2017	6913	SHEET MT	45,000	O				Sheet metal work t
8/28/2017	6827	RENO-ADD	1,400,000	O				Construct a struct
7/17/2017	6795	SOLAR PA	100,206	C	11/1/2017			Install ground mou
5/22/2017	6745	ROOF	23,265	C				Repair the Farm Li
5/18/2016	6440	RENO-ADD	120,000	C	5/2/2017			Construct fox hold
12/18/2015	6311	DEMOLITI	30,000	C				Demolish animal un
11/3/2015	6271	SOLAR PA	89,277	C				Install solar pane

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/23/2011	MEAS+INSPCTD	618	G BOURGAULT
6/1/2002	MEAS/EXT INS	613	M COLE

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

