



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		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 6.8 ACRES of land mainly classified as US GOVT with a(n) CONVENT'NL Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
900	US GOVT		4.9634		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									148,902						148,900	

Total AC/HA:	6.79995	Total SF/SM:	296205.81	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	691,302	Spl Credit	Total:	691,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	131,900	2,600	6.800	691,300	825,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 555.16						/Parcel: 555.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	900	FV	131,900	2600	6.8	691,300	825,800	825,800	Year End Roll	9/28/2017
2017	900	FV	125,500	2600	6.8	660,900	789,000	789,000	Year End Roll	9/29/2016
2016	900	FV	123,000	2600	6.8	645,700	771,300	771,300	Year End Roll	1/14/2016
2015	900	FV	117,900	2600	6.8	608,900	729,400	729,400	Year End	10/2/2014
2014	900	FV	116,600	2600	6.8	560,900	680,100	680,100	Year End Roll	1/23/2014
2013	900	FV	114,100	2600	7.59	572,600	689,300	689,300	Year End Roll	10/25/2012
2012	900	FV	114,100	2600	7.59	612,600	729,300	729,300	Year End	1/26/2012
2011	900	FV	117,900	2600	7.59	619,800	740,300	740,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11142-492		12/31/1940			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 ___/___/___

PRINT

Date	Time
10/02/18	16:25:36

LAST REV

Date	Time
04/25/13	11:39:59

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USER DEFINED

Prior Id # 1:	18 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

