



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN 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 2.897 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
903	MUNICPL		1.0605		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									31,815						31,800	

Total AC/HA:	2.89705	Total SF/SM:	126195.49	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 1	Total:	395,015	Spl Credit	Total:	395,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			2.897	395,000	395,000		
Total Card			2.897	395,000	395,000	Entered Lot Size	
Total Parcel			2.897	395,000	395,000	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	903	FV		0	2.897	395,000	395,000	395,000	Year End Roll	9/28/2017
2017	903	FV		0	2.897	395,000	395,000	395,000	Year End Roll	9/29/2016
2016	903	FV		0	2.897	384,600	384,600	384,600	Year End Roll	1/14/2016
2015	903	FV		0	2.897	311,800	311,800	311,800	Year End	10/2/2014
2014	903	FV		0	2.897	300,600	300,600	300,600	Year End Roll	1/23/2014
2013	903	FV		0	3.007	299,100	299,100	299,100	Year End Roll	10/25/2012
2012	903	FV		0	3.007	355,100	355,100	355,100	Year End	1/26/2012
2011	903	FV		0	3.007	359,100	359,100	359,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12773-070		3/25/1975	INVOLVED GOV		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

Parcel ID 120 1 0

PRINT

Date	Time
10/02/18	16:36:43

LAST REV

Date	Time
04/23/13	10:22:31

apro 942

USER DEFINED

Prior Id # 1: 23 28 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:

