



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		BEDFORD RD, 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 11.597 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 Influ	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	9.96	1.000	R5									796,800						796,800	
903	MUNICPL		9.76		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									292,800						292,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			11.597	1,089,600	1,089,600		
Total Card						Entered Lot Size	
Total Parcel						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	11.597	1,089,600	1,089,600	1,089,600	Year End Roll	9/28/2017
2017	903	FV		0	11.597	1,089,600	1,089,600	1,089,600	Year End Roll	9/29/2016
2016	903	FV		0	11.597	1,037,600	1,037,600	1,037,600	Year End Roll	1/14/2016
2015	903	FV		0	11.597	982,400	982,400	982,400	Year End	10/2/2014
2014	903	FV		0	11.597	972,800	972,800	972,800	Year End Roll	1/23/2014
2013	903	FV		0	10.427	917,700	917,700	917,700	Year End Roll	10/25/2012
2012	903	FV		0	10.427	937,700	937,700	937,700	Year End	1/26/2012
2011	903	FV		0	10.427	984,100	984,100	984,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	744-66		12/30/1966			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 \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	11.59655	Total SF/SM:	505145.72	Parcel LUC:	903 MUNICPL	Prime NB Desc	RES CAT 5	Total:	1,089,600	Spl Credit		Total:	1,089,600
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