



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD 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: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALLEN TR - SUSAN
Owner 2:	BASSETT TR - KENNETH
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.71 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		2.98		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									89,400						89,400	Unbuildable
905	CHARITY		0.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,380						4,400	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.710	93,800	93,800		
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	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/28/2017
2017	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/29/2016
2016	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	1/14/2016
2015	132	FV		0	3.71	93,800	93,800	93,800	Year End	10/2/2014
2014	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	1/23/2014
2013	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	10/25/2012
2012	132	FV		0	3.71	93,800	93,800	93,800	Year End	1/26/2012
2011	132	FV		0	3.71	93,800	93,800	93,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN TR,SUSAN	70308-194		11/29/2017	INVOLV CHARI		1 No	No			
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400000	No	No			
	8835-449		10/19/1956			0 No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.71000	Total SF/SM:	161607.61	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	93,780	Spl Credit		Total:	93,800
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EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

STATE LAND TAKING FOR RT.2 EXIT .

SKETCH

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RM:s BR:s Baths:	HB

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	0.00000	
Juris. Factor:	Val/Su Fin:			
Special Features: 0	Val/Su Net:			
Final Total: 0	Val/Su SzAd			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

PARCEL ID 127 19 0

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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