



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
80		SANDY POND RD, LINCOLN

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.485 ACRES of land mainly classified as MUNICPL with a(n) INDUSTRIAL Building Built about 2003, Having Primarily CONC.PANEL Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	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	11.19	1.000	R6									895,200						895,200	
903	MUNICPL		0.648		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									19,440						19,440	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	479,600		2.485	914,600	1,394,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 260.35						/Parcel: 260.35	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	479,600	0	2.485	914,600	1,394,200	1,394,200	Year End Roll	9/28/2017
2017	903	FV	415,700	0	2.485	914,600	1,330,300	1,330,300	Year End Roll	9/29/2016
2016	903	FV	411,800	0	2.485	888,200	1,300,000	1,300,000	Year End Roll	1/14/2016
2015	903	FV	381,200	0	2.485	824,200	1,205,400	1,205,400	Year End	10/2/2014
2014	903	FV	381,200	0	2.485	811,400	1,192,600	1,192,600	Year End Roll	1/23/2014
2013	903	FV	381,200	0	2.485	787,400	1,168,600	1,168,600	Year End Roll	10/25/2012
2012	903	FV	350,900	0	2.485	903,400	1,254,300	1,254,300	Year End	1/26/2012
2011	903	FV	3,661,800	0	2.485	963,700	4,625,500	4,625,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOWN OF LINCOLN	15375-310		12/22/1983	INVOLVED GOV		0	Yes	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2002	2481	MANUAL	3,670,000	C	6/21/2003			water filtration s
7/12/1994	526-94	MANUAL		C	7/1/1996			WAT.TRT.

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/21/2003	MEAS/EXT INS	615	D VELUTTI
7/1/1996	MEAS+INSPCTD	606	J SMITH

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

Total AC/HA: 2.48455	Total SF/SM: 108227.00	Parcel LUC: 903	MUNICPL	Prime NB Desc	RES CAT 6	Total:	914,640	SpI Credit	Total:	914,600
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