

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		OLD BEDFORD 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 1.193 ACRES of land mainly classified as US GOVT

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		51965		SQUARE FE	PRIME SITE		0	6.78	1.378	R3									485,377						485,400	

Total AC/HA:	1.19295	Total SF/SM:	51964.90	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	485,377	SpI Credit	Total:	485,400
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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			1.193	485,400	485,400		
Total Card			1.193	485,400	485,400	Entered Lot Size	
Total Parcel			1.193	485,400	485,400	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	900	FV		0	1.193	485,400	485,400	485,400	Year End Roll	9/28/2017
2017	900	FV		0	1.193	458,200	458,200	458,200	Year End Roll	9/29/2016
2016	900	FV		0	1.193	444,600	444,600	444,600	Year End Roll	1/14/2016
2015	900	FV		0	1.193	411,600	411,600	411,600	Year End	10/2/2014
2014	900	FV		0	1.193	368,700	368,700	368,700	Year End Roll	1/23/2014
2013	900	FV		0	1.193	357,900	357,900	357,900	Year End Roll	10/25/2012
2012	900	FV		0	1.193	393,700	393,700	393,700	Year End	1/26/2012
2011	900	FV		0	1.193	400,200	400,200	400,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10178-308		12/6/1962			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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5 17 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:	

PRINT

Date	Time
10/02/18	17:56:17

LAST REV

Date	Time
02/08/05	16:14:42

sociak 1403

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

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SKETCH

GENERAL INFORMATION

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

OTHER FEATURES

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

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:	AV	- Average	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			

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	

CALC SUMMARY

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 108 17 0

IMAGE

AssessPro Patriot Properties, Inc

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