

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		VIRGINIA 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 1.3 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		56628.2		SQUARE FE	PRIME SITE		0	6.78	1.289	R3									494,862						494,900	

Total AC/HA:	1.30000	Total SF/SM:	56628.00	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	494,862	SpI Credit	Total:	494,900
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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			1.300	494,900	494,900		
Total Card			1.300	494,900	494,900	Entered Lot Size	
Total Parcel			1.300	494,900	494,900	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	1.3	494,900	494,900	494,900	Year End Roll	9/28/2017
2017	900	FV		0	1.3	467,100	467,100	467,100	Year End Roll	9/29/2016
2016	900	FV		0	1.3	453,300	453,300	453,300	Year End Roll	1/14/2016
2015	900	FV		0	1.3	419,700	419,700	419,700	Year End	10/2/2014
2014	900	FV		0	1.3	375,900	375,900	375,900	Year End Roll	1/23/2014
2013	900	FV		0	1.23	360,400	360,400	360,400	Year End Roll	10/25/2012
2012	900	FV		0	1.23	396,400	396,400	396,400	Year End	1/26/2012
2011	900	FV		0	1.23	402,900	402,900	402,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12688-672		12/31/1940			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:	6 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	20:28:11

LAST REV

Date	Time
03/28/13	12:49:54

apro 1724

