

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		VIRGINIA RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
900	131,500	2,900	0.880	457,600	592,000	
Total Card		131,500	2,900	0.880	457,600	592,000
Total Parcel		131,500	2,900	0.880	457,600	592,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 436.58		/Parcel: 436.58		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

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 ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	900	FV	131,500	2900	.88	457,600	592,000	592,000	Year End Roll	9/28/2017
2017	900	FV	130,100	2900	.88	432,000	565,000	565,000	Year End Roll	9/29/2016
2016	900	FV	128,600	2900	.88	419,200	550,700	550,700	Year End Roll	1/14/2016
2015	900	FV	125,700	2900	.88	388,100	516,700	516,700	Year End	10/2/2014
2014	900	FV	120,000	2900	.88	347,600	470,500	470,500	Year End Roll	1/23/2014
2013	900	FV	117,100	2900	.94	341,400	461,400	461,400	Year End Roll	10/25/2012
2012	900	FV	117,100	2900	.94	375,600	495,600	495,600	Year End	1/26/2012
2011	900	FV	121,400	2900	.94	381,700	506,000	506,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	20:31:39

LAST REV

Date	Time
04/04/13	14:44:42

USER DEFINED

Prior Id # 1:	6 24 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:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .88 ACRES of land mainly classified as US GOVT with a(n) RANCH Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12784-2		12/31/1940			0	No	No		LOT 16

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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

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
900	US GOVT		38332.4		SQUARE FE	PRIME SITE		0	6.78	1.761	R3									457,648						457,600	

Total AC/HA:	0.87999	Total SF/SM:	38332.36	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	457,648	SpI Credit	Total:	457,600
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