



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 51 | | 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 .92 ACRES of land mainly classified as US GOVT with a(n) RANCH Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 900 | US GOVT | | 40075 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.697 | R3 | | | | | | | | | 461,193 | | | | | | 461,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 900 | 143,000 | | 0.920 | 461,200 | 604,200 | | |
| Total Card | 143,000 | | 0.920 | 461,200 | 604,200 | Entered Lot Size | |
| Total Parcel | 143,000 | | 0.920 | 461,200 | 604,200 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 414.97 | /Parcel: | 414.97 | 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 | 143,000 | 0 | .92 | 461,200 | 604,200 | 604,200 | Year End Roll | 9/28/2017 |
| 2017 | 900 | FV | 141,600 | 0 | .92 | 435,300 | 576,900 | 576,900 | Year End Roll | 9/29/2016 |
| 2016 | 900 | FV | 140,100 | 0 | .92 | 422,400 | 562,500 | 562,500 | Year End Roll | 1/14/2016 |
| 2015 | 900 | FV | 137,300 | 0 | .92 | 391,100 | 528,400 | 528,400 | Year End | 10/2/2014 |
| 2014 | 900 | FV | 131,500 | 0 | .92 | 350,300 | 481,800 | 481,800 | Year End Roll | 1/23/2014 |
| 2013 | 900 | FV | 128,700 | 0 | .92 | 340,100 | 468,800 | 468,800 | Year End Roll | 10/25/2012 |
| 2012 | 900 | FV | 128,700 | 0 | .92 | 374,100 | 502,800 | 502,800 | Year End | 1/26/2012 |
| 2011 | 900 | FV | 133,000 | 0 | .92 | 380,200 | 513,200 | 513,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
| | 12725-180 | | 12/31/1940 | | | 0 | No | No | | LOT B |

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 ___/___/___

USER DEFINED

| | |
|---------------|-------|
| Prior Id # 1: | 6 5 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 | 20:33:20 |

LAST REV

| Date | Time |
|----------|----------|
| 02/09/05 | 11:19:39 |
| sociak | |
| 1734 | |

