



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		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 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.

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	

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	461,193	SpI Credit	Total:	461,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	174,500		0.920	461,200	635,700		
Total Card	174,500		0.920	461,200	635,700	Entered Lot Size	
Total Parcel	174,500		0.920	461,200	635,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	509.38	/Parcel:	509.38	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	174,500	0	.92	461,200	635,700	635,700	Year End Roll	9/28/2017
2017	900	FV	172,800	0	.92	435,300	608,100	608,100	Year End Roll	9/29/2016
2016	900	FV	171,100	0	.92	422,400	593,500	593,500	Year End Roll	1/14/2016
2015	900	FV	167,600	0	.92	391,100	558,700	558,700	Year End	10/2/2014
2014	900	FV	160,700	0	.92	350,300	511,000	511,000	Year End Roll	1/23/2014
2013	900	FV	157,300	0	.92	340,100	497,400	497,400	Year End Roll	10/25/2012
2012	900	FV	157,300	0	.92	374,100	531,400	531,400	Year End	1/26/2012
2011	900	FV	162,500	0	.92	380,200	542,700	542,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12725-179		12/31/1940			0	No	No		LOT D

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 7 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	20:34:30

LAST REV

Date	Time
02/09/05	11:19:09

sociak
1736

