



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 43 |        | 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

**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                     |                |                                | 0.920     | 461,200    | 461,200     |                   |                 |
| Total Card              |                |                                |           |            |             | Entered Lot Size  |                 |
| Total Parcel            |                |                                |           |            |             | 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         | .92       | 461,200    | 461,200     | 461,200       | Year End Roll | 9/28/2017  |
| 2017   | 900 | FV  |            | 0         | .92       | 435,300    | 435,300     | 435,300       | Year End Roll | 9/29/2016  |
| 2016   | 900 | FV  |            | 0         | .92       | 422,400    | 422,400     | 422,400       | Year End Roll | 1/14/2016  |
| 2015   | 900 | FV  |            | 0         | .92       | 391,100    | 391,100     | 391,100       | Year End      | 10/2/2014  |
| 2014   | 900 | FV  |            | 0         | .92       | 350,300    | 350,300     | 350,300       | Year End Roll | 1/23/2014  |
| 2013   | 900 | FV  |            | 0         | .92       | 340,100    | 340,100     | 340,100       | Year End Roll | 10/25/2012 |
| 2012   | 900 | FV  |            | 0         | .92       | 459,200    | 459,200     | 459,200       | Year End      | 1/26/2012  |
| 2011   | 900 | FV  |            | 0         | .92       | 474,800    | 474,800     | 474,800       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor | Legal Ref | Type | Date       | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
|         | 12736-464 |      | 12/31/1940 |           |            | 0 | No  | No    |                 | LOT E |

**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 \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |             |                |           |        |         |             |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| 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 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

