



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 30.993 ACRES of land mainly classified as MUNICPL with a(n) ECLECTIC Building Built about 1850, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		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
903	MUNICPL		160000		SQUARE FE	PRIME SITE		0	14.46	0.650	R7									1,503,840						1,503,800	
903	MUNICPL		27.32		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									819,600						819,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	1,533,400	200	30.993	2,323,400	3,857,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	1,533,400	200	30.993	2,323,400	3,857,000	Entered Lot Size	
Total Parcel	1,533,400	200	30.993	2,323,400	3,857,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 726.98		/Parcel: 726.98			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	903	FV	1,533,400	200	30.993	2,323,400	3,857,000	3,857,000	Year End Roll	9/28/2017
2017	903	FV	1,462,400	200	30.993	2,323,400	3,786,000	3,786,000	Year End Roll	9/29/2016
2016	903	FV	1,448,600	200	30.993	2,279,800	3,728,600	3,728,600	Year End Roll	1/14/2016
2015	903	FV	1,433,500	200	30.993	2,254,800	3,688,500	3,688,500	Year End	10/2/2014
2014	903	FV	1,403,200	200	30.993	2,234,000	3,637,400	3,637,400	Year End Roll	1/23/2014
2013	903	FV	1,373,000	200	25.997	2,042,500	3,415,700	3,415,700	Year End Roll	10/25/2012
2012	903	FV	1,375,400	200	25.997	2,658,700	4,034,300	4,034,300	Year End	1/26/2012
2011	903	FV	1,480,400	200	25.997	2,794,400	4,275,000	4,275,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Town of Lincoln	5443-71		3/10/1930	INVOLVED GOV		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2012	5009	TEMPORAR		C				tent 5/11 to 5/14
3/29/2012	5005	TEMPORAR		C				erect a tent from
7/18/2011	4794	TEMPORAR		C				2 tents 8/25 to 8/
10/8/2010	4576	TEMPORAR		C				tent 10/8 to 10/11
5/18/2010	4462	TEMPORAR		C				tent 5/17 to 6/3
4/21/2010	4431	TEMPORAR		C				
7/23/2009	4231	TEMPORAR		C				tent 7/23 to 7/27
7/16/2009	4228	TEMPORAR		C				tent from 7/16 to
6/8/2009	4199	TEMPORAR		C				tent 6/8 to 6/14
5/28/2009	4188	TEMPORAR		C				tent 5/28 to 6/9

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	65 18 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:	

