



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
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 25. ACRES of land mainly classified as CHARITY

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
905	CHARITY		80000		SQUARE FE	UNDEV	0.2	0	8.08	0.200	R4									129,280						129,300	Access
905	CHARITY		23.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									694,890						694,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			25.000	824,200	824,200		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			25.000	824,200	824,200	Entered Lot Size	
Total Parcel			25.000	824,200	824,200	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	905	FV		0	25.	824,200	824,200	824,200	Year End Roll	9/28/2017
2017	905	FV		0	25.	822,900	822,900	822,900	Year End Roll	9/29/2016
2016	905	FV		0	25.	819,200	819,200	819,200	Year End Roll	1/14/2016
2015	905	FV		0	25.	809,900	809,900	809,900	Year End	10/2/2014
2014	905	FV		0	25.	802,100	802,100	802,100	Year End Roll	1/23/2014
2013	905	FV		0	25.	798,900	798,900	798,900	Year End Roll	10/25/2012
2012	905	FV		0	25.	802,900	802,900	802,900	Year End	1/26/2012
2011	905	FV		0	25.	806,600	806,600	806,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11829-049		5/6/1970	INVOLV CHARI		0	No	No		

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:	24.99955	Total SF/SM:	1088980.38	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	824,170	SpI Credit:		Total:	824,200
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