



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
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 9.13 ACRES of land mainly classified as MUNCPL

**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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
903	MUNICPL		7.29346		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									218,804						218,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			9.130	1,015,600	1,015,600		
Total Card			9.130	1,015,600	1,015,600	Entered Lot Size	
Total Parcel			9.130	1,015,600	1,015,600	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	903	FV		0	9.13	1,015,600	1,015,600	1,015,600	Year End Roll	9/28/2017
2017	903	FV		0	9.13	1,015,600	1,015,600	1,015,600	Year End Roll	9/29/2016
2016	903	FV		0	9.13	963,600	963,600	963,600	Year End Roll	1/14/2016
2015	903	FV		0	9.13	908,400	908,400	908,400	Year End	10/2/2014
2014	903	FV		0	9.13	898,800	898,800	898,800	Year End Roll	1/23/2014
2013	903	FV		0	9.13	878,800	878,800	878,800	Year End Roll	10/25/2012
2012	903	FV		0	9.13	758,800	758,800	758,800	Year End	1/26/2012
2011	903	FV		0	9.13	777,200	777,200	777,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	21656-120		1/3/1992			0	No	No		CT323471

**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:	9.13001	Total SF/SM:	397703.22	Parcel LUC:	903 MUNCPL	Prime NB Desc	RES CAT 5	Total:	1,015,604	Spl Credit		Total:	1,015,600
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