



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		NORTH GREAT 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 5.497 ACRES of land mainly classified as US GOVT with a(n) COLONIAL Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
900	US GOVT		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
900	US GOVT		3.66		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									109,800						109,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	485,000	43,800	5.497	652,200	1,181,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 374.21						/Parcel: 374.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	900	FV	485,000	43800	5.497	652,200	1,181,000	1,181,000	Year End Roll	9/28/2017
2017	900	FV	471,700	43800	5.497	621,800	1,137,300	1,137,300	Year End Roll	9/29/2016
2016	900	FV	453,800	43800	5.497	606,600	1,104,200	1,104,200	Year End Roll	1/14/2016
2015	900	FV	449,400	43800	5.497	569,800	1,063,000	1,063,000	Year End	10/2/2014
2014	900	FV	419,000	43800	5.497	521,800	984,600	984,600	Year End Roll	1/23/2014
2013	900	FV	410,400	43800	4.59	482,600	936,800	936,800	Year End Roll	10/25/2012
2012	900	FV	419,000	43800	4.59	522,600	985,400	985,400	Year End	1/26/2012
2011	900	FV	442,000	43800	4.59	529,800	1,015,600	1,015,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12624-377		12/31/1940			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: 5.49655	Total SF/SM: 239429.72	Parcel LUC: 900	US GOVT	Prime NB Desc	RES CAT 3	Total: 652,200	Spl Credit	Total: 652,200
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