



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		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 21.997 ACRES of land mainly classified as US GOVT with a(n) CAPE Building Built about 1960, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infl	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		20.16		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									604,800						604,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	213,900	300	21.997	1,147,200	1,361,400	Deed references for parcels combined to make up parcel 9-7-0 include: 13068-252, 736-87, 10361-239, 10343-45, 10343-48, 12697-292, 13069-320, 10159-269, 9899-187, 12697-292	
Total Card	213,900	300	21.997	1,147,200	1,361,400	Entered Lot Size	
Total Parcel	213,900	300	21.997	1,147,200	1,361,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	551.40	/Parcel:	551.40	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	213,900	300	21.997	1,147,200	1,361,400	1,361,400	Year End Roll	9/28/2017
2017	900	FV	209,100	300	21.997	1,116,800	1,326,200	1,326,200	Year End Roll	9/29/2016
2016	900	FV	209,100	300	21.997	1,101,600	1,311,000	1,311,000	Year End Roll	1/14/2016
2015	900	FV	199,600	300	21.997	1,064,800	1,264,700	1,264,700	Year End	10/2/2014
2014	900	FV	197,200	300	21.997	1,016,800	1,214,300	1,214,300	Year End Roll	1/23/2014
2013	900	FV	192,500	300	22.347	1,015,300	1,208,100	1,208,100	Year End Roll	10/25/2012
2012	900	FV	192,500	300	22.347	1,055,300	1,248,100	1,248,100	Year End	1/26/2012
2011	900	FV	197,200	300	22.347	1,062,500	1,260,000	1,260,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13068-252		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 ___/___/___

