



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
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 16. ACRES of land mainly classified as MUNICPL with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R3																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	129,500		0.000		129,500		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	129,500		0.000		129,500	Entered Lot Size	
Total Parcel	153,700	300	16.000	967,300	1,121,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 160.27		/Parcel: 789.65			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

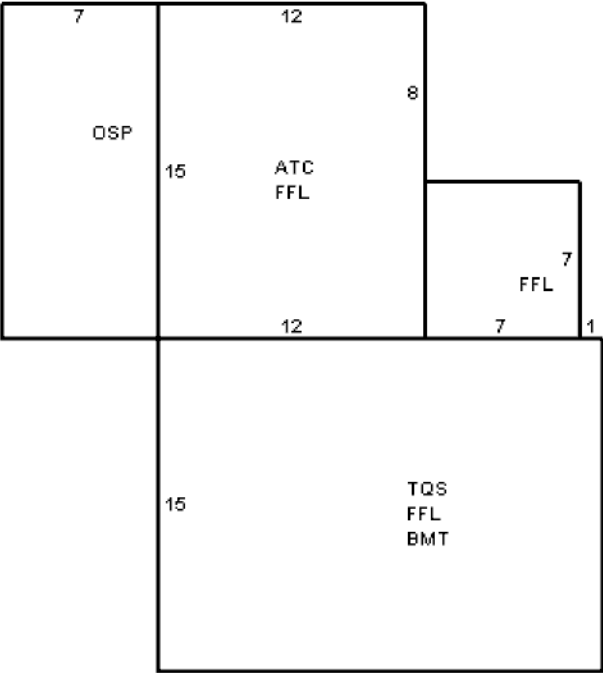
BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

Empty box for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1930, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs, BRs, Baths: 1, HB)

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: %, Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S - , Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: , Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 17%, Functional: %, Economic: %, Special: %, Override: , Total: 17%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 89.00, Size Adj.: 1.54575598, Const Adj.: 0.97020000, Adj \$ / SQ: 133.473, Other Features: 35750, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 155969, Depreciation: 26515, Depreciated Total: 129454

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 160.27, Special Features: 0, Val/Su Net: 106.76, Final Total: 129500, Val/Su SzAd: 171.75

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Columns include Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,213, Total: 120,218, Size Ad: 754, Gross Area: 1414, FinArea: 808

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 163 27 0