



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	HOUSING
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 18.92 ACRES of land mainly classified as MUNICPL with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		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		17.08345		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									512,504						512,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	244,500	269,200	18.920	1,309,300	1,823,000		0
							GIS Ref
							GIS Ref
Total Card	244,500	269,200	18.920	1,309,300	1,823,000	Entered Lot Size	
Total Parcel	244,500	269,200	18.920	1,309,300	1,823,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	736.27	/Parcel:	379.79	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	244,500	269200	18.92	1,309,300	1,823,000	1,823,000	Year End Roll	9/28/2017
2017	903	FV	232,700	269200	18.92	1,309,300	1,811,200	1,811,200	Year End Roll	9/29/2016
2016	903	FV	228,100	269200	18.92	1,257,300	1,754,600	1,754,600	Year End Roll	1/14/2016
2015	903	FV	218,700	269200	18.92	1,202,100	1,690,000	1,690,000	Year End	10/2/2014
2014	903	FV	216,400	269200	18.92	1,192,500	1,678,100	1,678,100	Year End Roll	1/23/2014
2013	903	FV	211,700	269200	20.757	1,370,500	1,851,400	1,851,400	Year End Roll	10/25/2012
2012	903	FV	211,700	269200	20.757	1,214,500	1,695,400	1,695,400	Year End	1/26/2012
2011	903	FV	218,700	269200	20.757	1,238,400	1,726,300	1,726,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11914-474		11/5/1970	INVOLVED GOV		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/2/2018	7121	BARN	10,000	O				Remodel storage sp
4/23/2018	7036	SOLAR PA	10,884	C				Install 2 solar pa
4/23/2018	7035	SOLAR PA	11,134	C				Install solar pane
1/23/2018	6959	MANUAL	10,466	C				Install air sealin
10/12/2017	6885	MANUAL	6,318	C				Construct wall to
12/16/2015	6310	KITCHEN	10,000	O				Remodel kitchen &
6/18/2012	5073	TEMPORAR		C				tent 6/29 to 7/2
8/29/2011	4836	TEMPORAR		C				tent 9/3 to 9/5
6/20/2011	4765	TEMPORAR		C				tent 6/24 to 6/27
5/13/2011	4730	TEMPORAR		C				tent 6/4 to 6/5

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/6/2001	MEAS+INSPCTD	613	M COLE
6/26/2000	MEAS+INSPCTD	611	P MULHERN
5/29/1999	MEAS/EXT INS	602	D TUCKER
6/16/1998	MEAS/EXT INS	602	D TUCKER
5/24/1997	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

