



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
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 1.26 ACRES of land mainly classified as MUNICPL

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		54886		SQUARE FE	PRIME SITE		0	6.78	1.320	R3									491,318						491,300	

Total AC/HA:	1.26001	Total SF/SM:	54886.04	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	491,318	SpI Credit	Total:	491,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903		18,000	1.260	491,300	509,300		
Total Card		18,000	1.260	491,300	509,300	Entered Lot Size	
Total Parcel		18,000	1.260	491,300	509,300	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		18000	1.26	491,300	509,300	509,300	Year End Roll	9/28/2017
2017	903	FV		18000	1.26	463,800	481,800	481,800	Year End Roll	9/29/2016
2016	903	FV		18000	1.26	450,000	468,000	468,000	Year End Roll	1/14/2016
2015	903	FV		18000	1.26	416,700	434,700	434,700	Year End	10/2/2014
2014	903	FV		18000	1.26	373,200	391,200	391,200	Year End Roll	1/23/2014
2013	903	FV		18000	1.16	355,800	373,800	373,800	Year End Roll	10/25/2012
2012	903	FV		18000	1.16	391,400	409,400	409,400	Year End	1/26/2012
2011	903	FV		18000	1.16	397,800	415,800	415,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	N/A		1/1/1975			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

USER DEFINED

Prior Id # 1:	95 38 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	02:12:48

LAST REV

Date	Time
03/28/13	09:49:23

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