



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| | | LINCOLN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | TOWN OF LINCOLN |
| Owner 2: | CONSERVATION |
| 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: | TOWN OF LINCOLN - |
| Owner 2: | CONSERVATION - |
| Street 1: | PO BOX 6353 |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.15 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 | | 50094.2 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.418 | R3 | | | | | | | | | 481,572 | | | | | | 481,600 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.15000 | Total SF/SM: | 50094.00 | Parcel LUC: | 903 | MUNICPL | Prime NB Desc | RES CAT 3 | Total: | 481,572 | SpI Credit | Total: | 481,600 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|------------------------------------|------------|--------------|-------------------|-----------|
| 903 | | | 1.150 | 481,600 | 481,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | 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 | | 0 | 1.15 | 481,600 | 481,600 | 481,600 | Year End Roll | 9/28/2017 |
| 2017 | 903 | FV | | 0 | 1.15 | 454,600 | 454,600 | 454,600 | Year End Roll | 9/29/2016 |
| 2016 | 903 | FV | | 0 | 1.15 | 441,100 | 441,100 | 441,100 | Year End Roll | 1/14/2016 |
| 2015 | 903 | FV | | 0 | 1.15 | 408,400 | 408,400 | 408,400 | Year End | 10/2/2014 |
| 2014 | 903 | FV | | 0 | 1.15 | 365,800 | 365,800 | 365,800 | Year End Roll | 1/23/2014 |
| 2013 | 903 | FV | | 0 | 1.18 | 357,100 | 357,100 | 357,100 | Year End Roll | 10/25/2012 |
| 2012 | 903 | FV | | 0 | 1.18 | 392,800 | 392,800 | 392,800 | Year End | 1/26/2012 |
| 2011 | 903 | FV | | 0 | 1.18 | 399,200 | 399,200 | 399,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| TOWN OF LINCOLN | 10406-346 | | 11/20/1963 | INVOLVED GOV | 9800 | No | No | | | |
| | 10188-445 | | 12/21/1962 | | 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 40 0 |
| 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 | 02:14:28 |

LAST REV

| Date | Time |
|----------|----------|
| 04/02/13 | 15:40:45 |

apro 2387

