



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TODD POND 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: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RURAL LAND FOUNDATION -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 12.043 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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		12.043		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									72,258						72,300	Cons Restr

Total AC/HA:	12.04300	Total SF/SM:	524593.06	Parcel LUC:	903	MUNICPL	Prime NB Desc:	RES CAT 3	Total:	72,258	SpI Credit:	Total:	72,300
--------------	----------	--------------	-----------	-------------	-----	---------	----------------	-----------	--------	--------	-------------	--------	--------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			12.043	72,300	72,300	2136	0
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	12.043	72,300	72,300	72,300	Year End Roll	9/28/2017
2017	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	9/29/2016
2016	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	1/14/2016
2015	903	FV		0	12.043	72,300	72,300	72,300	Year End	10/2/2014
2014	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	1/23/2014
2013	903	FV		0	12.043	72,300	72,300	72,300	Year End Roll	10/25/2012
2012	903	FV		0	12.043	72,300	72,300	72,300	Year End	1/26/2012
2011	903	FV		0	12.043	72,300	72,300	72,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	35022-110		3/12/2002	INVOLV CHARI		1 Yes	No			
DRANE DOUGLAS,	31222-048		3/8/2000	INVOLV CHARI	2690000	Yes	No			

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

USER DEFINED

Prior Id # 1:	105 1 2
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	04:39:38

LAST REV

Date	Time
05/21/10	11:45:41

brennanp
2641

