



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD 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: 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 1.365 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		1.365		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									40,950						41,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			1.365	41,000	41,000
Total Card			1.365	41,000	41,000
Total Parcel			1.365	41,000	41,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	1.365	41,000	41,000	41,000	Year End Roll	9/28/2017
2017	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/29/2016
2016	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	1/14/2016
2015	903	FV		0	1.365	41,000	41,000	41,000	Year End	10/2/2014
2014	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	1/23/2014
2013	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	10/25/2012
2012	903	FV		0	1.365	41,000	41,000	41,000	Year End	1/26/2012
2011	903	FV		0	1.365	41,000	41,000	41,000	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	45326-3		6/3/2005	INVOLV CHARI	750000	No	No			
HECK STANLEY,	44028-21		11/2/2004	INVOLV CHARI	2300000	No	No			
MARY HIGBEE HEC	14531-461		2/4/1982	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2002	2482	MANUAL	21,000	C	6/17/2003			pump house, shed,
5/16/1995	713-95	ROOF		C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.36500	Total SF/SM:	59459.40	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 5	Total:	40,950	SpI Credit:		Total:	41,000
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