



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	RED RAIL FARM CLUSTER TRUST
Owner 2:	
Owner 3:	
Street 1:	31 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RICE JOHN TR -
Owner 2:	RED RAIL FARM CLUSTER TRUST -
Street 1:	PO BOX 415
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as UNDEV

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	1	LEVEL
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
132	UNDEV		2		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									12,000						12,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.000	12,000	12,000		
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	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	9/28/2017
2017	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	9/29/2016
2016	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	1/14/2016
2015	132	FV		0	2.	12,000	12,000	12,000	Year End	10/2/2014
2014	132	FV		0	2.	12,000	12,000	12,000	Year End Roll	1/23/2014
2013	132	FV		0	2.02	12,100	12,100	12,100	Year End Roll	10/25/2012
2012	132	FV		0	2.02	12,100	12,100	12,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADAMS JOHN QUIN	21106-112		4/18/1991	FAMILY		0 No	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

Total AC/HA:	2.00000	Total SF/SM:	87120.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	12,000	SpI Credit:		Total:	12,000
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