



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		OAK KNOLL RD, LINCOLN

OWNERSHIP

Owner 1:	ALLEN TR SUSAN
Owner 2:	BASSETT TR KENNETH
Owner 3:	RURAL LAND FOUNDATION
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as CHARITY

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		1.4		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									42,000						42,000	Access

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			1.400	42,000	42,000		
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	905	FV		0	1.4	42,000	42,000	42,000	Year End Roll	9/28/2017
2017	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	9/29/2016
2016	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	1/14/2016
2015	132	FV		0	1.4	42,000	42,000	42,000	Year End	10/2/2014
2014	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	1/23/2014
2013	132	FV		0	1.4	42,000	42,000	42,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400000	No	No			
WANG AN,	58315-065		1/19/2012	INVOLVED GOV	0	Yes	No			2012 split-taking for Rte 2 access
RURAL LND FOUND	12592-700		2/25/1974		40000	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:	1.40000	Total SF/SM:	60984.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 1	Total:	42,000	SpI Credit:		Total:	42,000
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