



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		VIRGINIA RD, LINCOLN

OWNERSHIP

Owner 1:	UNITED STATES OF AMERICA
Owner 2:	MINUTEMAN PARK
Owner 3:	
Street 1:	174 LIBERTY ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.497 ACRES of land mainly classified as US GOVT with a(n) ANTIQUE Building Built about 1800, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

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
900	US GOVT		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
900	US GOVT		3.66		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									109,800						109,800	

Total AC/HA:	5.49655	Total SF/SM:	239429.72	Parcel LUC:	900 US GOVT	Prime NB Desc	RES CAT 3	Total:	669,800	SpI Credit	Total:	669,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	298,300		5.497	669,800	968,100		
Total Card	298,300		5.497	669,800	968,100	Entered Lot Size	
Total Parcel	298,300		5.497	669,800	968,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	493.93	/Parcel:	493.93	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	900	FV	277,300	0	5.497	652,200	929,500	929,500	Create Final value 2019	6/4/2019
2018	900	FV	277,300	0	5.497	652,200	929,500	929,500	Year End Roll	9/28/2017
2017	900	FV	274,600	0	5.497	621,800	896,400	896,400	Year End Roll	9/29/2016
2016	900	FV	266,600	0	5.497	606,600	873,200	873,200	Year End Roll	1/14/2016
2015	900	FV	248,300	0	5.497	569,800	818,100	818,100	Year End	10/2/2014
2014	900	FV	235,200	0	5.497	521,800	757,000	757,000	Year End Roll	1/23/2014
2013	900	FV	227,300	0	5.247	502,300	729,600	729,600	Year End Roll	10/25/2012
2012	900	FV	227,300	0	5.247	542,300	769,600	769,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12800-721		5/29/1976			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 ___/___/___

PRINT

Date	Time
09/30/19	15:54:09

LAST REV

Date	Time
03/26/13	12:42:32

apro
25

USER DEFINED

Prior Id # 1:	10 5 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:	

