



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	FARRAR POND CONSERVATION TRUST
Owner 2:	C/O WILLIAM F WINCHELL
Owner 3:	
Street 1:	227 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 12.692 ACRES of land mainly classified as CHARITY

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		12.692		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									76,152						76,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			12.692	76,200	76,200		
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
2019	905	FV		0	12.692	76,200	76,200	76,200	Create Final value 2019	6/4/2019
2018	905	FV		0	12.692	76,200	76,200	76,200	Year End Roll	9/28/2017
2017	905	FV		0	12.692	76,200	76,200	76,200	Year End Roll	9/29/2016
2016	905	FV		0	12.692	76,200	76,200	76,200	Year End Roll	1/14/2016
2015	905	FV		0	12.692	76,200	76,200	76,200	Year End	10/2/2014
2014	905	FV		0	12.692	76,200	76,200	76,200	Year End Roll	1/23/2014
2013	905	FV		0	12.692	76,200	76,200	76,200	Year End Roll	10/25/2012
2012	905	FV		0	12.692	76,200	76,200	76,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	21250-231		6/27/1991			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

Total AC/HA:	12.69200	Total SF/SM:	552863.56	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	76,152	SpI Credit:		Total:	76,200
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