



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
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 4.283 ACRES of land mainly classified as MUNICPL

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		1.837		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,022						11,000	Cons Restr
903	MUNICPL		2.446		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									14,676						14,700	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			4.283	25,700	25,700	2136	0
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	903	FV		0	4.283	25,700	25,700	25,700	Create Final value 2019	6/4/2019
2018	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	9/28/2017
2017	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	9/29/2016
2016	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	1/14/2016
2015	903	FV		0	4.283	25,700	25,700	25,700	Year End	10/2/2014
2014	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	1/23/2014
2013	903	FV		0	4.283	25,700	25,700	25,700	Year End Roll	10/25/2012
2012	903	FV		0	4.283	25,700	25,700	25,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	35022-110		3/12/2002	INVOLV CHARI		1 Yes	No			
DRANE DOUGLAS,	31222-048		3/8/2000	INVOLV CHARI	2690000	Yes	No			
DONALDSON ROBER	14652-319		6/30/1982		335000	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

