



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		TOWER RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN ALICE -
Owner 2:	WALKER ASSOCIATES -
Street 1:	30 MONUMENT SQUARE
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.416 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		61693.2		SQUARE FE	PRIME SITE		0	7.	1.208	R3									521,556						521,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			1.416	521,600	521,600	3118	0
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	1.416	505,200	505,200	505,200	Create Final value 2019	6/4/2019
2018	905	FV		0	1.416	505,200	505,200	505,200	Year End Roll	9/28/2017
2017	905	FV		0	1.416	476,900	476,900	476,900	Year End Roll	9/29/2016
2016	905	FV		0	1.416	462,700	462,700	462,700	Year End Roll	1/14/2016
2015	905	FV		0	1.416	428,400	428,400	428,400	Year End	10/2/2014
2014	905	FV		0	1.416	383,700	383,700	383,700	Year End Roll	1/23/2014
2013	905	FV		0	1.446	374,500	374,500	374,500	Year End Roll	10/25/2012
2012	905	FV		0	1.446	412,000	412,000	412,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN ALICE,	31162-363		2/25/2000	INVOLV CHARI	230000	Yes	No			
	19891-176		6/21/1989			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

