



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
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:	SNOW DEVELOPMENT CORP -
Owner 2:	-
Street 1:	975 MAIN ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02154-7406

NARRATIVE DESCRIPTION

This Parcel contains 2.99 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
903	MUNICPL		1.023		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,138						6,100	Access
903	MUNICPL		0.13		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									780						800	Wetland

Total AC/HA:	2.98955	Total SF/SM:	130224.80	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	566,918	SpI Credit	Total:	566,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			2.990	566,900	566,900		
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	903	FV		0	2.99	549,300	549,300	549,300	Create Final value 2019	6/4/2019
2018	903	FV		0	2.99	549,300	549,300	549,300	Year End Roll	9/28/2017
2017	903	FV		0	2.99	518,900	518,900	518,900	Year End Roll	9/29/2016
2016	903	FV		0	2.99	503,700	503,700	503,700	Year End Roll	1/14/2016
2015	903	FV		0	2.99	466,900	466,900	466,900	Year End	10/2/2014
2014	903	FV		0	2.99	418,900	418,900	418,900	Year End Roll	1/23/2014
2013	903	FV		0	2.99	406,900	406,900	406,900	Year End Roll	10/25/2012
2012	903	FV		0	2.99	446,900	446,900	446,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SNOW DEVELOPMEN	52813-157		5/20/2009	INVOLVED GOV		0 No	No			
KENNEDY LAND CO	23387-233		7/2/1993	PARTIAL INTR	505000	Yes	No			MOST OF LAND WALTHAM

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

USER DEFINED

Prior Id # 1:	108 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:	

PRINT

Date	Time
09/30/19	16:12:40

LAST REV

Date	Time
07/27/10	11:44:10

meadorse 221

