



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		OLD BEDFORD 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: Y
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as US GOVT with a(n) RANCH Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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		74052.4		SQUARE FE	PRIME SITE		0	7.	1.056	R3									547,510						547,500	

Total AC/HA:	1.70001	Total SF/SM:	74052.43	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	547,510	SpI Credit	Total:	547,500
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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	138,800	5,700	1.700	547,500	692,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 645.52						/Parcel: 645.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	900	FV	125,500	5700	1.7	530,300	661,500	661,500	Create Final value 2019	6/4/2019
2018	900	FV	125,500	5700	1.7	530,300	661,500	661,500	Year End Roll	9/28/2017
2017	900	FV	124,100	5700	1.7	500,600	630,400	630,400	Year End Roll	9/29/2016
2016	900	FV	122,800	5700	1.7	485,700	614,200	614,200	Year End Roll	1/14/2016
2015	900	FV	120,100	5700	1.7	449,700	575,500	575,500	Year End	10/2/2014
2014	900	FV	114,800	5700	1.7	402,800	523,300	523,300	Year End Roll	1/23/2014
2013	900	FV	112,100	5700	1.66	388,500	506,300	506,300	Year End Roll	10/25/2012
2012	900	FV	112,100	5700	1.66	427,300	545,100	545,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12912-233		12/31/1940			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

USER DEFINED

Prior Id # 1:	11 2 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	16:14:42

LAST REV

Date	Time
03/28/13	15:23:08

apro 244

