



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		NORTH GREAT 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 3.207 ACRES of land mainly classified as US GOVT

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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
900	US GOVT		1.37		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									41,100						41,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900			3.207	601,100	601,100		
						Entered Lot Size	GIS Ref
						Total Land:	GIS Ref
						Land Unit Type:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A			
Total Card			3.207	601,100	601,100		
Total Parcel			3.207	601,100	601,100		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	900	FV		0	3.207	583,500	583,500	583,500	Create Final value 2019	6/4/2019
2018	900	FV		0	3.207	583,500	583,500	583,500	Year End Roll	9/28/2017
2017	900	FV		0	3.207	553,100	553,100	553,100	Year End Roll	9/29/2016
2016	900	FV		0	3.207	537,900	537,900	537,900	Year End Roll	1/14/2016
2015	900	FV		0	3.207	501,100	501,100	501,100	Year End	10/2/2014
2014	900	FV		0	3.207	453,100	453,100	453,100	Year End Roll	1/23/2014
2013	900	FV		0	3.207	441,100	441,100	441,100	Year End Roll	10/25/2012
2012	900	FV		0	3.207	481,100	481,100	481,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10899-149		8/12/1965			0	No	No		LOT 3,7

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 ___/___/___

EXTERIOR INFORMATION

Table with exterior information: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

Large empty box for comments.

SKETCH

GENERAL INFORMATION

Table with general information: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs, BRs, Baths, HB).

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond (AV - Average, 0.0%), Functional, Economic, Special, Override, Total (0%).

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

CALC SUMMARY

Table with calc summary (continued): Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, Total, FinArea.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc