



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:	THORNTON PETER -
Owner 2:	THORNTON ANN M -
Street 1:	2179 CHESAPEAKE HARBOUR DR EAST
Twn/City:	ANNAPOLIS
St/Prov:	MD Cntry
Postal:	21403

NARRATIVE DESCRIPTION

This Parcel contains 3.27 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		3.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									19,620						19,600	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			3.270	19,600	19,600
Total Card			3.270	19,600	19,600
Total Parcel			3.270	19,600	19,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	3.27	19,600	19,600	19,600	Create Final value 2019	6/4/2019
2018	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	9/28/2017
2017	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	9/29/2016
2016	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	1/14/2016
2015	903	FV		0	3.27	19,600	19,600	19,600	Year End	10/2/2014
2014	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	1/23/2014
2013	903	FV		0	3.27	19,600	19,600	19,600	Year End Roll	10/25/2012
2012	903	FV		0	3.27	19,600	19,600	19,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNTON PETER,	52032-421		12/31/2008	INVOLV CHARI		1	Yes	No		
MCCONCHIE JAMES	13746-110		7/24/1979		5000	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

Total AC/HA:	3.27000	Total SF/SM:	142441.20	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 3	Total:	19,620	SpI Credit:		Total:	19,600
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