



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	MINUTEMAN TECH VHS
Owner 2:	
Owner 3:	
Street 1:	758 MARRETT RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02173-7398 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as PSCHOOL with a(n) RANCH Building Built about 1989, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 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	R1	Residential	100	U	A	SEPTIC
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
904	PSCHOOL		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
904	PSCHOOL		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
904	243,300		1.840	560,100	803,400
Total Card			243,300	1.840	560,100
Total Parcel			243,300	1.840	560,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		275.51	/Parcel: 275.51

Legal Description	User Acct
	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	904	FV	222,400	0	1.84	542,500	764,900	764,900	Create Final value 2019	6/4/2019
2018	904	FV	222,400	0	1.84	542,500	764,900	764,900	Year End Roll	9/28/2017
2017	904	FV	220,300	0	1.84	512,100	732,400	732,400	Year End Roll	9/29/2016
2016	904	FV	209,000	0	1.84	496,900	705,900	705,900	Year End Roll	1/14/2016
2015	904	FV	204,800	0	1.84	460,100	664,900	664,900	Year End	10/2/2014
2014	904	FV	196,400	0	1.84	412,100	608,500	608,500	Year End Roll	1/23/2014
2013	904	FV	192,200	0	1.84	400,100	592,300	592,300	Year End Roll	10/25/2012
2012	904	FV	192,200	0	1.84	440,100	632,300	632,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/9/2015	6222			C				Amend permits #594
11/25/2014	5863	WDK	15,000	C	3/17/2016			REBUILD EXISITNG D
10/16/2014	5942	RENOVATI	85,000	C	6/8/2015			INSTALL NEW ROOF S

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2016	PERMIT VISIT	618	G BOURGAULT
6/8/2015	PERMIT VISIT	619	DH
9/17/2009	MEAS/EXT INS	25	D ERSKINE
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	904 PSCHOOL	Prime NB Desc:	RES CAT 3	Total:	560,090	SpI Credit:		Total:	560,100
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