



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ORCHARD LN, 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: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.52 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		66211		SQUARE FE	PRIME SITE		0	4.75	1.146	R1									360,351						360,400	

Total AC/HA:	1.52000	Total SF/SM:	66211.20	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 1	Total:	360,351	SpI Credit	Total:	360,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			1.520	360,400	360,400		
Total Card			1.520	360,400	360,400	Entered Lot Size	
Total Parcel			1.520	360,400	360,400	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	1.52	344,400	344,400	344,400	Create Final value 2019	6/4/2019
2018	903	FV		0	1.52	344,400	344,400	344,400	Year End Roll	9/28/2017
2017	903	FV		0	1.52	344,400	344,400	344,400	Year End Roll	9/29/2016
2016	903	FV		0	1.52	334,600	334,600	334,600	Year End Roll	1/14/2016
2015	903	FV		0	1.52	265,500	265,500	265,500	Year End	10/2/2014
2014	903	FV		0	1.52	254,900	254,900	254,900	Year End Roll	1/23/2014
2013	903	FV		0	1.52	250,300	250,300	250,300	Year End Roll	10/25/2012
2012	903	FV		0	1.52	303,500	303,500	303,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12773-070		3/25/1975	INVOLVED GOV		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:	23 25 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	17:34:05

LAST REV

Date	Time
05/21/10	11:45:41

brennanp  
939

