

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 76 |        | OLD BEDFORD RD, LINCOLN |

OWNERSHIP

|           |                              |
|-----------|------------------------------|
| Owner 1:  | MASSACHUSETTS PORT AUTHORITY |
| Owner 2:  | C/O BARBARA PATZNER          |
| Owner 3:  |                              |
| Street 1: | CIVIL TERMINAL BLDG          |
| Street 2: |                              |
| Twn/City: | BEDFORD                      |
| St/Prov:  | MA Cntry Own Occ: N          |
| Postal:   | 01730 Type:                  |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.48 ACRES of land mainly classified as MA RE OTHER

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 919      | MA RE OTHE  |          | 64470       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.         | 1.169 | R3    |            |           |        |   |        |   |        |   | 527,387         |           |   |           |        |      | 527,400   |       |

|              |         |              |          |             |     |             |               |           |        |         |            |        |         |
|--------------|---------|--------------|----------|-------------|-----|-------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.48003 | Total SF/SM: | 64470.11 | Parcel LUC: | 919 | MA RE OTHER | Prime NB Desc | RES CAT 3 | Total: | 527,387 | SpI Credit | Total: | 527,400 |
|--------------|---------|--------------|----------|-------------|-----|-------------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct       |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 919                     |                |                                | 1.480     | 527,400    | 527,400     |                   |                 |
| Total Card              |                |                                |           |            |             | Entered Lot Size  |                 |
| Total Parcel            |                |                                |           |            |             | 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   | 919 | FV  |            | 0         | 1.48      | 510,800    | 510,800     | 510,800       | Create Final value 2019 | 6/4/2019   |
| 2018   | 919 | FV  |            | 0         | 1.48      | 510,800    | 510,800     | 510,800       | Year End Roll           | 9/28/2017  |
| 2017   | 919 | FV  |            | 0         | 1.48      | 482,200    | 482,200     | 482,200       | Year End Roll           | 9/29/2016  |
| 2016   | 919 | FV  |            | 0         | 1.48      | 467,900    | 467,900     | 467,900       | Year End Roll           | 1/14/2016  |
| 2015   | 919 | FV  |            | 0         | 1.48      | 433,200    | 433,200     | 433,200       | Year End                | 10/2/2014  |
| 2014   | 919 | FV  |            | 0         | 1.48      | 388,000    | 388,000     | 388,000       | Year End Roll           | 1/23/2014  |
| 2013   | 919 | FV  |            | 0         | 1.48      | 376,700    | 376,700     | 376,700       | Year End Roll           | 10/25/2012 |
| 2012   | 919 | FV  |            | 0         | 1.48      | 414,400    | 414,400     | 414,400       | Year End                | 1/26/2012  |

SALES INFORMATION

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| OLD BEDFORD RD | 19292-71  |      | 8/25/1988 |           | 410000     | No | No  |       |                 |       |

BUILDING PERMITS

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 7/20/2010 | 4522   | DEMOLITI |        | C   |            |          |          | demo existing stru |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

|               |       |
|---------------|-------|
| Prior Id # 1: | 4 5 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 | 18:18:12 |

LAST REV

| Date     | Time     |
|----------|----------|
| 03/12/15 | 10:08:06 |

blakeley 1256

