



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.485 ACRES of land mainly classified as MUNICPL with a(n) INDUSTRIAL Building Built about 2003, Having Primarily CONC.PANEL Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 0 Bdrms.

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	11.5	1.000	R6									920,000						920,000	
903	MUNICPL		0.648		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									19,440						19,440	

Total AC/HA:	2.48455	Total SF/SM:	108227.00	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 6	Total:	939,440	SpI Credit	Total:	939,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	450,600		2.485	939,400	1,390,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 259.57						/Parcel: 259.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	903	FV	479,600	0	2.485	914,600	1,394,200	1,394,200	Create Final value 2019	6/4/2019
2018	903	FV	479,600	0	2.485	914,600	1,394,200	1,394,200	Year End Roll	9/28/2017
2017	903	FV	415,700	0	2.485	914,600	1,330,300	1,330,300	Year End Roll	9/29/2016
2016	903	FV	411,800	0	2.485	888,200	1,300,000	1,300,000	Year End Roll	1/14/2016
2015	903	FV	381,200	0	2.485	824,200	1,205,400	1,205,400	Year End	10/2/2014
2014	903	FV	381,200	0	2.485	811,400	1,192,600	1,192,600	Year End Roll	1/23/2014
2013	903	FV	381,200	0	2.485	787,400	1,168,600	1,168,600	Year End Roll	10/25/2012
2012	903	FV	350,900	0	2.485	903,400	1,254,300	1,254,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOWN OF LINCOLN	15375-310		12/22/1983	INVOLVED GOV		0	Yes	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2002	2481	MANUAL	3,670,000	C	6/21/2003			water filtration s
7/12/1994	526-94	MANUAL		C	7/1/1996			WAT.TRT.

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2003	MEAS/EXT INS	615	
7/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	43 1 2
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	18:22:30

LAST REV

Date	Time
03/19/12	10:31:48

apro
1292

