



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		RED RAIL FARM, 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 10.06 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		10.06		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									60,360						60,400	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			10.060	60,400	60,400		
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	903	FV		0	10.06	60,400	60,400	60,400	Create Final value 2019	6/4/2019
2018	903	FV		0	10.06	60,400	60,400	60,400	Year End Roll	9/28/2017
2017	903	FV		0	10.06	60,400	60,400	60,400	Year End Roll	9/29/2016
2016	903	FV		0	10.06	60,400	60,400	60,400	Year End Roll	1/14/2016
2015	903	FV		0	10.06	60,400	60,400	60,400	Year End	10/2/2014
2014	903	FV		0	10.06	60,400	60,400	60,400	Year End Roll	1/23/2014
2013	903	FV		0	10.06	60,400	60,400	60,400	Year End Roll	10/25/2012
2012	903	FV		0	10.06	60,400	60,400	60,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	20299-109		12/29/1989			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 ___/___/___

Total AC/HA:	10.06000	Total SF/SM:	438213.63	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 3	Total:	60,360	SpI Credit:		Total:	60,400
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