



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD CONCORD RD, 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:	ALLEN SUSAN TR -
Owner 2:	ANDERSON GARY TR, ETC TR OF -
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4. ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		4		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									24,000						24,000	Cons Restr

Total AC/HA:	4.00000	Total SF/SM:	174240.00	Parcel LUC:	903	MUNICPL	Prime NB Desc:	RES CAT 3	Total:	24,000	SpI Credit:	Total:	24,000
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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			4.000	24,000	24,000		0
							GIS Ref
							GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

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	4.	24,000	24,000	24,000	Create Final value 2019	6/4/2019
2018	903	FV		0	4.	24,000	24,000	24,000	Year End Roll	9/28/2017
2017	903	FV		0	4.	24,000	24,000	24,000	Year End Roll	9/29/2016
2016	903	FV		0	4.	24,000	24,000	24,000	Year End Roll	1/14/2016
2015	903	FV		0	4.	24,000	24,000	24,000	Year End	10/2/2014
2014	903	FV		0	4.	24,000	24,000	24,000	Year End Roll	1/23/2014
2013	903	FV		0	4.26	25,600	25,600	25,600	Year End Roll	10/25/2012
2012	903	FV		0	4.26	25,600	25,600	25,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN SUSAN TR,	52032-459		12/31/2008	INVOLV CHARI		1 Yes	No			
BOOTH ALICE BUR	51132-426		5/5/2008	MULTI-PARCEL	2900000	No	No			Sold to RLF and includes land in co
	7743-43		5/19/1951		1000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	58 1 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	19:07:12

LAST REV

Date	Time
04/25/13	10:11:08

apro 1563

