



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		VIRGINIA RD, LINCOLN

**OWNERSHIP**

Owner 1:	UNITED STATES OF AMERICA
Owner 2:	MINUTEMAN PARK
Owner 3:	
Street 1:	174 LIBERTY ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.2 ACRES of land mainly classified as US GOVT

**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
900	US GOVT		52272.6		SQUARE FE	PRIME SITE		0	7.	1.371	R3									501,772						501,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900			1.200	501,800	501,800		
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	900	FV		0	1.2	486,000	486,000	486,000	Create Final value 2019	6/4/2019
2018	900	FV		0	1.2	486,000	486,000	486,000	Year End Roll	9/28/2017
2017	900	FV		0	1.2	458,800	458,800	458,800	Year End Roll	9/29/2016
2016	900	FV		0	1.2	445,100	445,100	445,100	Year End Roll	1/14/2016
2015	900	FV		0	1.2	412,200	412,200	412,200	Year End	10/2/2014
2014	900	FV		0	1.2	369,200	369,200	369,200	Year End Roll	1/23/2014
2013	900	FV		0	.94	341,400	341,400	341,400	Year End Roll	10/25/2012
2012	900	FV		0	.94	375,600	375,600	375,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11118-487		5/20/1966			0	No	No		LOT 15

**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 \_\_\_/\_\_\_/\_\_\_

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

Full Bath Rating: A Bath Rating: 3/4 Bath Rating: A 3QBth Rating: 1/2 Bath Rating: A HBth Rating: OthrFix Rating:

COMMENTS

[Empty comments box]

SKETCH

GENERAL INFORMATION

Grade: Year Blt: Eff Yr Blt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

OTHER FEATURES

Kits Rating: A Kits Rating: Frpl Rating: WSFlue Rating:

CONDO INFORMATION

Location: Total Units: Floor: % Own: Name:

RESIDENTIAL GRID

1st Res Grid Desc: # Units Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMs BRs Baths HB

REMODELING

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wall: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: AV - Average 0.0% Functional: % Economic: % Special: % Override: % Total: 0%

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 8.00000000 Adj \$ / SQ: Other Features: 0 Grade Factor: Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

COMPARABLE SALES

Table with 6 columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin, Special Features: 0, Val/Su Net, Final Total: 0, Val/Su SzAd

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with 8 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 14 columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID 108 46 0

IMAGE