



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		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: N
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.197 ACRES of land mainly classified as US GOVT with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
900	US GOVT		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
900	US GOVT		0.36		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,800						10,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
900	461,000	48,300	2.197	570,800	1,080,100		
							GIS Ref
							GIS Ref
Total Card	461,000	48,300	2.197	570,800	1,080,100	Entered Lot Size	
Total Parcel	461,000	48,300	2.197	570,800	1,080,100	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 273.08		/Parcel: 273.08			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	428,200	48300	2.197	553,200	1,029,700	1,029,700	Create Final value 2019	6/4/2019
2018	900	FV	428,200	48300	2.197	553,200	1,029,700	1,029,700	Year End Roll	9/28/2017
2017	900	FV	424,000	48300	2.197	522,800	995,100	995,100	Year End Roll	9/29/2016
2016	900	FV	411,500	48300	2.197	507,600	967,400	967,400	Year End Roll	1/14/2016
2015	900	FV	382,600	48300	2.197	470,800	901,700	901,700	Year End	10/2/2014
2014	900	FV	361,900	48300	2.197	422,800	833,000	833,000	Year End Roll	1/23/2014
2013	900	FV	349,400	48300	2.147	409,300	807,000	807,000	Year End Roll	10/25/2012
2012	900	FV	349,400	48300	2.147	449,300	847,000	847,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11272-6		12/31/1940			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 ___/___/___

USER DEFINED

Prior Id # 1:	6 9 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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2 - 2, (Liv) Units: 0, Total: 0, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 6 - WOODSHINGL, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 0, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: , Rating:

COMMENTS

EPHIRAIM HARTWELL TAVERN + McHUGH 1/2 BATH IN BARN REMODEL IN 1950 .

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units: 0, Level: FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: 0, BRs: 0, Baths: 0, HB

GENERAL INFORMATION

Table with general information: Grade: B+ - GOOD (+), Year Blt: 1780, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 3 - OTHER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 1 - NONE, Int vs Ext: S, Heat Fuel: 5 - NONE, Heat Type: 8 - NONE, # Heat Sys: 1, % Heated: 0, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 17.%, Functional: %, Economic: %, Special: %, Override: %, Total: 17%

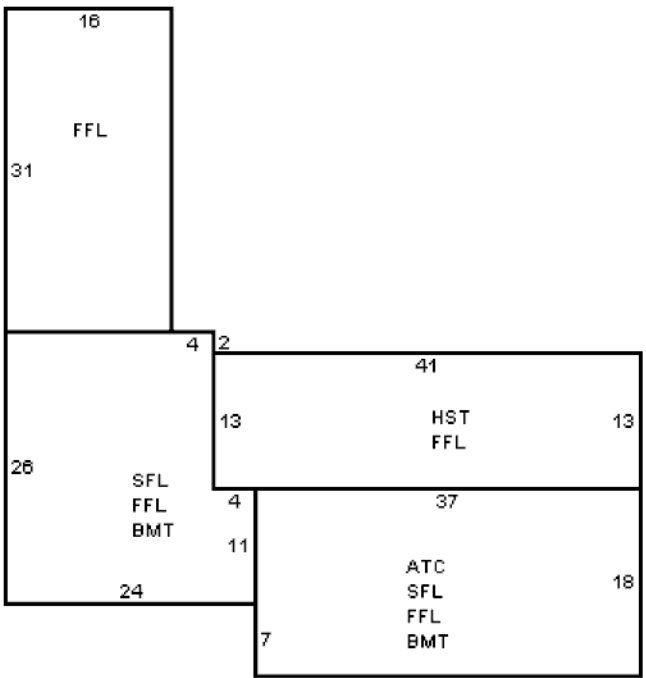
REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 0, 10, 5, 2, Totals: 0, 0, 0

SKETCH



INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 3 - OTHER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 1 - NONE, Int vs Ext: S, Heat Fuel: 5 - NONE, Heat Type: 8 - NONE, # Heat Sys: 1, % Heated: 0, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 102.00, Size Adj.: 0.90976566, Const Adj.: 0.85728920, Adj \$ / SQ: 79.553, Other Features: 8056, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 555480, Depreciation: 94432, Depreciated Total: 461048

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 0.00000, Juris. Factor, Val/Su Fin: 116.56, Special Features: 0, Val/Su Net: 88.91, Final Total: 461000, Val/Su SzAd: 122.75

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 5,185, Total: 339,119, Size Ad: 3755.5, Gross Area: 5918, FinArea: 3955

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: 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, 33, 2 ST BARN, D, Y, 1, 36X61, A, AV, 1780, 55.00, T, 60, 900, 48,300, 48,300

PARCEL ID 108 33 0

IMAGE

AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items: 48,300, Total Special Features: , Total: 48,300