

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| | | WOODS END RD, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | LINCOLN LAND CONSERVATION TR |
| Owner 2: | |
| Owner 3: | |
| Street 1: | PO BOX 10 |
| 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 7.73 ACRES of land mainly classified as CHARITY

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905 | CHARITY | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.3 | 1.000 | R4 | | | | | | | | | 664,000 | | | | | | 664,000 | |
| 905 | CHARITY | | 5.893 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 176,790 | | | | | | 176,800 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 7.72955 | Total SF/SM: | 336699.19 | Parcel LUC: | 905 CHARITY | Prime NB Desc | RES CAT 4 | Total: | 840,790 | Spl Credit | | Total: | 840,800 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 905 | | | 7.730 | 840,800 | 840,800 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| Total Card | | | 7.730 | 840,800 | 840,800 | Entered Lot Size | |
| Total Parcel | | | 7.730 | 840,800 | 840,800 | 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 | 905 | FV | | 0 | 7.73 | 823,200 | 823,200 | 823,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 905 | FV | | 0 | 7.73 | 823,200 | 823,200 | 823,200 | Year End Roll | 9/28/2017 |
| 2017 | 905 | FV | | 0 | 7.73 | 816,800 | 816,800 | 816,800 | Year End Roll | 9/29/2016 |
| 2016 | 905 | FV | | 0 | 7.73 | 798,400 | 798,400 | 798,400 | Year End Roll | 1/14/2016 |
| 2015 | 905 | FV | | 0 | 7.73 | 752,000 | 752,000 | 752,000 | Year End | 10/2/2014 |
| 2014 | 905 | FV | | 0 | 7.73 | 712,800 | 712,800 | 712,800 | Year End Roll | 1/23/2014 |
| 2013 | 905 | FV | | 0 | 7.73 | 696,800 | 696,800 | 696,800 | Year End Roll | 10/25/2012 |
| 2012 | 905 | FV | | 0 | 7.73 | 716,800 | 716,800 | 716,800 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|------------|
| | 12743-170 | | 12/26/1974 | | | 0 | No | No | | PCLS A + B |

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



Patriot Properties Inc.

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 62.5 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 | 19:42:23 |

LAST REV

| Date | Time |
|----------|----------|
| 04/29/13 | 14:31:50 |

brennanp
1775

EXTERIOR INFORMATION

Form fields for exterior information including Type, Sty Ht, Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, and View / Desir.

BATH FEATURES

Form fields for bath features including Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix, each with a Rating field.

COMMENTS

Large empty box for user comments.

SKETCH

Large empty box for a site sketch.

GENERAL INFORMATION

Form fields for general information including Grade, Year Bt, Eff Yr Bt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Form fields for other features including Kits, A Kits, Frpl, and WSFlue, each with a Rating field.

CONDO INFORMATION

Form fields for condo information including Location, Total Units, Floor, % Own, and Name.

RESIDENTIAL GRID

Table with columns for 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes sub-sections for Other, Upper, Lvl 2, Lvl 1, and Lower.

REMODELING

Form fields for remodeling including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, and General.

RES BREAKDOWN

Table with columns for No Unit, RMS, BRS, FL. Includes a Totals row.

INTERIOR INFORMATION

Form fields for interior information including Avg Ht/FL, Prim Int Wal, 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

Form fields for depreciation including Phys Cond, Functional, Economic, Special, Override, and Total.

CALC SUMMARY

Form fields for calculation summary including Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, and Depreciated Total.

COMPARABLE SALES

Table with columns for Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, and Val/Su SzAd.

SUB AREA

Table for sub area details with columns for Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, Total, and FinArea.

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Large table for special features and yard items with columns for Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, and Juris. Value.

PARCEL ID

141 4 0

IMAGE

Summary footer fields: More: N, Total Yard Items, Total Special Features, Total.