



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
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 54.362 ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1960, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 0 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		NO UNITS	NOLAND		0	0.	0.000	R6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	1,372,600		0.000		1,372,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 297.87						/Parcel: 374.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

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:	64 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	19:44:53

LAST REV

Date	Time
06/29/11	11:21:24
brennanp	
1784	

EXTERIOR INFORMATION

Table with exterior information including Type (School), Sty Ht (1), (Liv) Units (0), Foundation (6 - Slab), Frame (2 - Steel), Prime Wall (7 - Brick), Sec Wall, Roof Struct (4 - Flat), Roof Cover (11 - Membrane), and View / Desir.

BATH FEATURES

Table with bath features including Full Bath (4), 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix (1).

COMMENTS

HARTWELL=1 BROOKS=6 SMITH=8 (Pod).

SKETCH

GENERAL INFORMATION

Table with general information including Grade (B - Good), Year Blt (1960), Alt LUC, and Const Mod.

OTHER FEATURES

Table with other features including Kits (0), A Kits, Frpl, and WSFlue.

CONDO INFORMATION

Table with condo information including Location, Total Units, Floor (1 - 1st Floor), % Own, and Name.

RESIDENTIAL GRID

Table for residential grid with columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and Totals.

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL (STD), Prim Int Wal (1 - Drywall), Sec Int Wall, Partition (E - Extensive), Prim Floors (4 - Carpet), and Bsmnt Flr.

DEPRECIATION

Table with depreciation information including Phys Cond (VG - Very Good, 9.1%), Functional, Economic, Special, and Override.

REMODELING

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

RES BREAKDOWN

Table for res breakdown with columns for No Unit, RMS, BRS, FL, and Totals.

INTERIOR INFORMATION (cont.)

Table with interior information including Bsmnt Gar, Electric (1 - Extensive), Insulation (3 - Extensive), Heat Fuel (2 - Gas), Heat Type (3 - Forced H/W), # Heat Sys (1), % Heated (100), % AC (0), Solar HW (NO), and % Com Wal (0).

CALC SUMMARY

Table with 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 for comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, and Final Total.

SPEC FEATURES/YARD ITEMS

Table for spec 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.

SUB AREA

Table for sub area including Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, and Description.

SUB AREA DETAIL

Table for sub area detail with columns for % Type, Qu, and # Ten.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

143 15 0