

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		OLD WINTER ST, 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 9. 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	UNDEV	0.2	0	8.3	0.200	R4									132,800						132,800	Access
905	CHARITY		7.16345		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									214,904						214,900	

Total AC/HA:	9.00000	Total SF/SM:	392040.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	347,704	SpI Credit:		Total:	347,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			9.000	347,700	347,700		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			9.000	347,700	347,700	Entered Lot Size	
Total Parcel			9.000	347,700	347,700	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	9.	344,200	344,200	344,200	Create Final value 2019	6/4/2019
2018	905	FV		0	9.	344,200	344,200	344,200	Year End Roll	9/28/2017
2017	905	FV		0	9.	342,900	342,900	342,900	Year End Roll	9/29/2016
2016	905	FV		0	9.	339,200	339,200	339,200	Year End Roll	1/14/2016
2015	905	FV		0	9.	329,900	329,900	329,900	Year End	10/2/2014
2014	905	FV		0	9.	322,100	322,100	322,100	Year End Roll	1/23/2014
2013	905	FV		0	9.	318,900	318,900	318,900	Year End Roll	10/25/2012
2012	905	FV		0	9.	322,900	322,900	322,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10558-247		6/19/1964			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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	87 17 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	21:10:11

LAST REV

Date	Time
04/29/13	14:31:50
brennanp	
2193	

EXTERIOR INFORMATION

Table with exterior information: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with 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

Large empty box for comments.

SKETCH

Large empty box for sketch.

GENERAL INFORMATION

Table with general information: Grade, Year Bt, Eff Yr Bt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with 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.

INTERIOR INFORMATION

Table with interior information: 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

Table with depreciation: Phys Cond, AV - Average, 0.0%, Functional, Economic, Special, Override, Total: 0%.

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information (repeated): 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.

CALC SUMMARY

Table with 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 comparable sales: 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 sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail: 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.

PARCEL ID 164 10 0

IMAGE

AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items, Total Special Features, Total.