



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARRAR POND CONSERVATION TRUST
Owner 2:	C/O WILLIAM F WINCHELL
Owner 3:	
Street 1:	227 CONCORD ROAD
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 36. 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		36		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									216,000						216,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			36.000	216,000	216,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			36.000	216,000	216,000	Entered Lot Size	
Total Parcel			36.000	216,000	216,000	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	36.	216,000	216,000	216,000	Create Final value 2019	6/4/2019
2018	905	FV		0	36.	216,000	216,000	216,000	Year End Roll	9/28/2017
2017	905	FV		0	36.	216,000	216,000	216,000	Year End Roll	9/29/2016
2016	905	FV		0	36.	216,000	216,000	216,000	Year End Roll	1/14/2016
2015	905	FV		0	36.	216,000	216,000	216,000	Year End	10/2/2014
2014	905	FV		0	36.	216,000	216,000	216,000	Year End Roll	1/23/2014
2013	905	FV		0	30.	180,000	180,000	180,000	Year End Roll	10/25/2012
2012	905	FV		0	30.	180,000	180,000	180,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12387-208		2/28/1973			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

Total AC/HA:	36.0000	Total SF/SM:	1568160.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 4	Total:	216,000	Spl Credit:		Total:	216,000
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