



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
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 1.85 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
903	MUNICPL		0.0135		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									405						400	

Total AC/HA:	1.85005	Total SF/SM:	80588.18	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	560,405	SpI Credit	Total:	560,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			1.850	560,400	560,400		
Total Card			1.850	560,400	560,400	Entered Lot Size	
Total Parcel			1.850	560,400	560,400	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
2020	903	FV		0	1.85	560,400	560,400	560,400	Year End Roll	9/26/2019
2019	903	FV		0	1.85	542,800	542,800	542,800	Create Final value 2019	6/4/2019
2018	903	FV		0	1.85	542,800	542,800	542,800	Year End Roll	9/28/2017
2017	903	FV		0	1.85	512,400	512,400	512,400	Year End Roll	9/29/2016
2016	903	FV		0	1.85	497,200	497,200	497,200	Year End Roll	1/14/2016
2015	903	FV		0	1.85	460,400	460,400	460,400	Year End	10/2/2014
2014	903	FV		0	1.85	412,400	412,400	412,400	Year End Roll	1/23/2014
2013	903	FV		0	1.85	400,400	400,400	400,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	14350-277		7/15/1981			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:	15 8 1
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
10/22/20	15:47:12

LAST REV

Date	Time
05/21/10	11:45:41

brennanp
791

