



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BEDFORD 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 .93 ACRES of land mainly classified as MUNICPL with a(n) LIBRARY Building Built about 1994, Having Primarily BRICK Exterior and ASBESTOS Roof Cover, with 0 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		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		40510.8		SQUARE FE	PRIME SITE		0	10.	1.682	R5									681,532						681,500	

Total AC/HA:	0.93000	Total SF/SM:	40510.80	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	681,532	Spl Credit	Total:	681,500
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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	6,561,100		0.930	681,500	7,242,600		0
							GIS Ref
							GIS Ref
Total Card	6,561,100		0.930	681,500	7,242,600	Entered Lot Size	
Total Parcel	6,561,100		0.930	681,500	7,242,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	484.63	/Parcel:	484.63	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	7,153,300	0	.93	681,500	7,834,800	7,834,800	Year End Roll	9/26/2019
2019	903	FV	7,374,400	0	.93	678,800	8,053,200	8,053,200	Create Final value 2019	6/4/2019
2018	903	FV	7,374,400	0	.93	678,800	8,053,200	8,053,200	Year End Roll	9/28/2017
2017	903	FV	6,905,700	0	.93	678,800	7,584,500	7,584,500	Year End Roll	9/29/2016
2016	903	FV	6,473,800	0	.93	634,500	7,108,300	7,108,300	Year End Roll	1/14/2016
2015	903	FV	6,173,300	0	.93	587,500	6,760,800	6,760,800	Year End	10/2/2014
2014	903	FV	6,173,300	0	.93	579,300	6,752,600	6,752,600	Year End Roll	1/23/2014
2013	903	FV	6,173,300	0	1.	569,800	6,743,100	6,743,100	Year End Roll	10/25/2012

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/12/2019	MEC-19-0002	MANUAL	202,300	C				Replace air handle
11/23/2015	6296	ROOF	20,000	C	1/19/2016			Remove & replace s
1/12/2015	5994	MANUAL	8,000	C	3/26/2015			Repairs due to wat
3/1/2014	5657	MANUAL	713,572	C	8/31/2015			install fire prote
10/15/2008	4069	RENOVATI	420,750	C	6/25/2009			replace vault w/ e
10/10/2007	3789	TEMPORAR		C				sign for brunch
6/25/2007	3717	MANUAL	259,900	C				window replacement
10/10/2006	3533	MANUAL		C				erect a 10x12 sign
11/2/2005	3308	ROOF		C				
9/15/2000	2080	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
7/20/2010	PERMIT VISIT	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	53 23 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
10/22/20	17:05:06

LAST REV

Date	Time
09/01/20	10:08:04
apro	
1477	

EXTERIOR INFORMATION

Type:	53	- LIBRARY
Sty Ht:	2	- 2
(Liv) Units:	0	Total: 0
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	3	- ASBESTOS
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	AA	- SUPERB	
Year Blt:	1994	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	4	- CARPET	
Sec Floors:	6	- CERAMIC T	50%
Bsmnt Flr:			
Bsmnt Gar:			

Electric:	1	- EXTENSIVE	
Insulation:	3	- EXTENSIVE	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	14	- HVAC	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	100

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
61	ELEV-PAS	A	S	14		A	AV	1989	12,500.00	B	7.7	903			46,200			46,200

More: N Total Yard Items: Total Special Features: 46,200 Total: 46,200

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	0	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	AV	- Average	7.7%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.7%

CALC SUMMARY

Basic \$ / SQ:	220.00
Size Adj.:	0.80000001
Const Adj.:	1.10165906
Adj \$ / SQ:	193.892
Other Features:	40608
Grade Factor:	2.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	7058375
Depreciation:	543495
Depreciated Total:	6514880

COMMENTS

ORIG YR BUILT 1889 LINCOLN PUBLIC LIBRARY.

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	RM:s	BR:s
		Baths: 3
		HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

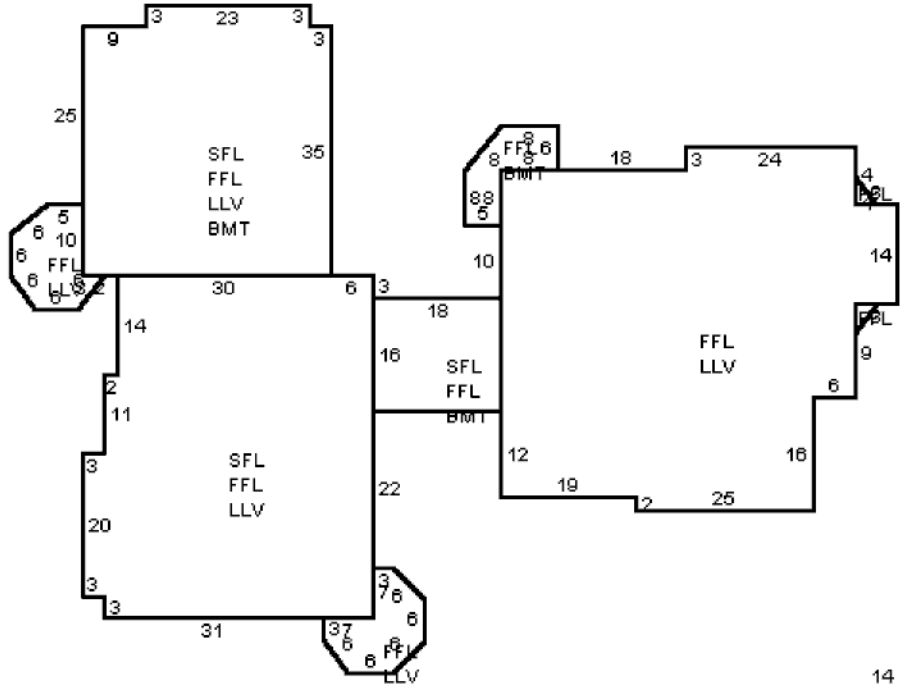
RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				0.00000
Juris. Factor:		Val/Su Fin:		439.02
Special Features:	46200	Val/Su Net:		381.15
Final Total:	6561100	Val/Su SzAd:		677.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	6,247	193.890	1,211,243	
LLV	LOWR LEVEL	5,844	96.950	566,552	
SFL	2ND FLOOR	3,438	193.890	666,601	
BMT	BASEMENT	1,685	48.470	81,677	
Net Sketched Area:		17,214	Total:	2,526,073	
Size Ad	9685	Gross Area	17214	FinArea	14945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	OFC	90	V	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 144 5 0