



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| | | BAKER BRIDGE 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 .09 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 | | 3920 | | SQUARE FEUNDEV | | 0.2 | 0 | 10. | 1.800 | R5 | | | | | | | | | 70,560 | | | | | | 70,600 | Unbuildable |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|------------------------------------|------------|--------------|-------------------|-----------|
| 903 | | | 0.090 | 70,600 | 70,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | 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 | .09 | 70,600 | 70,600 | 70,600 | Year End Roll | 9/26/2019 |
| 2019 | 903 | FV | | 0 | .09 | 70,300 | 70,300 | 70,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 903 | FV | | 0 | .09 | 70,300 | 70,300 | 70,300 | Year End Roll | 9/28/2017 |
| 2017 | 903 | FV | | 0 | .09 | 70,300 | 70,300 | 70,300 | Year End Roll | 9/29/2016 |
| 2016 | 903 | FV | | 0 | .09 | 65,700 | 65,700 | 65,700 | Year End Roll | 1/14/2016 |
| 2015 | 903 | FV | | 0 | .09 | 60,800 | 60,800 | 60,800 | Year End | 10/2/2014 |
| 2014 | 903 | FV | | 0 | .09 | 60,000 | 60,000 | 60,000 | Year End Roll | 1/23/2014 |
| 2013 | 903 | FV | | 0 | .09 | 58,200 | 58,200 | 58,200 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| TOWN OF LINCOLN | 15375-310 | | 12/22/1983 | INVOLVED GOV | 1500000 | No | No | | | |
| | 15264-85 | | 10/14/1983 | | | 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: | 0.08999 | Total SF/SM: | 3919.96 | Parcel LUC: | 903 MUNICPL | Prime NB Desc: | RES CAT 5 | Total: | 70,560 | SpI Credit: | | Total: | 70,600 |
|--------------|---------|--------------|---------|-------------|-------------|----------------|-----------|--------|--------|-------------|--|--------|--------|

