



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1-8		BALLFIELD 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 54.362 ACRES of land mainly classified as MUNICPL with a(n) SCHOOL Building Built about 1945, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 0 Units, 23 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				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		462256		SQUARE FE	PRIME SITE		0	12.	0.421	R6									2,336,122						2,336,100	
903	MUNICPL		43.75		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									1,312,500						1,312,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	48,936,400	232,100	54.362	3,648,600	52,817,100
Total Card	48,936,400	232,100	54.362	3,648,600	52,817,100
Total Parcel	59,412,200	232,100	54.362	3,648,600	63,292,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		457.04	/Parcel: 361.35

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/22/04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	903	FV	61,742,500	232100	54.362	3,551,300	65,525,900	65,525,900	Year End Roll	9/26/2019
2019	903	FV	58,118,300	232100	54.362	3,490,900	61,841,300	61,841,300	Create Final value 2019	6/4/2019
2018	903	FV	58,118,300	232100	54.362	3,490,900	61,841,300	61,841,300	Year End Roll	9/28/2017
2017	903	FV	51,627,000	232100	54.362	3,490,900	55,350,000	55,350,000	Year End Roll	9/29/2016
2016	903	FV	28,422,100	228900	54.362	3,426,700	32,077,700	32,077,700	Year End Roll	1/14/2016
2015	903	FV	26,959,000	228900	54.362	3,270,900	30,458,800	30,458,800	Year End	10/2/2014
2014	903	FV	26,959,000	228900	54.362	3,239,800	30,427,700	30,427,700	Year End Roll	1/23/2014
2013	903	FV	26,959,000	190200	54.362	3,181,400	30,330,600	30,330,600	Year End Roll	10/25/2012

Parcel ID 143 15 0

PRINT

Date	Time
10/22/20	17:38:26

LAST REV

Date	Time
09/11/20	13:31:16

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
blakeley	
1784	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/2/2020	SH-20-0015	SHEET MT	1,510,000	O				Sheet metal work f
6/8/2020	C-20-0006	RENO-ADD	67,567,371	O				Renovation & const
4/29/2020	C-20-0005	ROOF	526,000	O				Strip & re-roof dw
12/9/2019	C-19-0020	MANUAL	10,500	O				Low voltage data c
11/1/2019	R-10-0018	SHED	4,856	O				Replace existing 8
7/9/2019	C-19-0012	RENO-ADD	3,607,000	O	6/11/2020			Install modular sc
4/28/2016	6416	POOL HOU	19,000	C				Construct a non-he
8/17/2015	6195	WINDOWS	70,000	C				Replace windows in
7/16/2015	6174	RENOVATI	20,000	C	4/28/2016			Install exterior d
5/11/2015	6076	SHED	4,000	C	3/17/2016			Construct pre-fab

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2016	PERMIT VISIT	618	G BOURGAULT
5/22/2004	MEAS/EXT INS	615	
6/28/2003	MEAS/EXT INS	615	
7/6/2001	ENTRY DENIED	613	
5/30/2000	MEAS+INSPCTD	611	
3/3/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	58 - SCHOOL		
Sty Ht:	1 - 1		
(Liv) Units:	0	Total:	0
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	7 - BRICK		
Sec Wall:		%	
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:	V - VERY GOOD		

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	5 - LINO/VINYL		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1 - EXTENSIVE		
Insulation:	3 - EXTENSIVE		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	100

Full Bath:	23	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	EX - Excellent	7.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.2%

DEPRECIATION

Basic \$ / SQ:	270.00
Size Adj.:	0.80000001
Const Adj.:	0.99566793
Adj \$ / SQ:	215.064
Other Features:	257373
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	52733224
Depreciation:	3796792
Depreciated Total:	48936432

CALC SUMMARY

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	423.46	
Special Features:	0	Val/Su Net:	423.46	
Final Total:	48936400	Val/Su SzAd	423.46	

COMMENTS

HARTWELL=1 BROOKS=6 SMITH=8 INC 63-5-3, 2.52AC (Brooks and Smith).

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:	23	HB

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	115,564	215.060	24,853,688	
Net Sketched Area:		115,564	Total:	24,853,688	
Size Ad	115564	Gross Area	115564	FinArea	115564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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
12	POOL I-G	D	Y	1	50X60	A	AV	1988	22.00	T	50	903			33,000			33,000
23	BATH HSE	D	Y	1	24X36	G	AV	1988	112.50	T	31.5	903			66,600			66,600
2	SHED/FR	D	Y	1	11X20	G	AV	1988	18.75	T	50	903			2,100			2,100
27	TENNIS C	D	Y	6	100x55	A	GD	1988	4.09	T	45	903			74,300			74,300
85	PAVING	D	Y	1	30000	A	AV	1990	0.90	T	50	903			13,500			13,500
2	SHED/FR	D	Y	1	8X10	A	AV	1998	15.00	T	40	903			700			700
23	BATH HSE	D	Y	1	221	E	EX	2012	175.00	T	0	903			38,700			38,700
2	SHED/FR	D	Y	1	20 x 12	A	GD	2015	15.00	T	10	903			3,200			3,200

PARCEL ID

143 15 0

More:	N	Total Yard Items:	232,100	Total Special Features:		Total:	232,100
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