

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		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: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1880, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		52272		SQUARE FE	PRIME SITE		0	9.6	1.371	R5									688,143						688,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	4,631,300	600	1.200	688,100	5,320,000
Total Card	4,631,300	600	1.200	688,100	5,320,000
Total Parcel	4,631,300	600	1.200	688,100	5,320,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 533.30		/Parcel: 533.30	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/21/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	903	FV	4,631,300	600	1.2	716,800	5,348,700	5,348,700	Year End Roll	10/15/2020
2020	903	FV	5,110,300	600	1.2	716,800	5,827,700	5,827,700	Year End Roll	9/26/2019
2019	903	FV	5,195,200	600	1.2	713,900	5,909,700	5,909,700	Create Final value 2019	6/4/2019
2018	903	FV	5,195,200	600	1.2	713,900	5,909,700	5,909,700	Year End Roll	9/28/2017
2017	903	FV	4,762,500	600	1.2	713,900	5,477,000	5,477,000	Year End Roll	9/29/2016
2016	903	FV	4,535,400	600	1.2	667,400	5,203,400	5,203,400	Year End Roll	1/14/2016
2015	903	FV	4,246,100	600	1.2	617,900	4,864,600	4,864,600	Year End	10/2/2014
2014	903	FV	4,246,100	600	1.2	609,300	4,856,000	4,856,000	Year End Roll	1/23/2014

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/16/2016	6347	RENOVATI	16,000	C	5/26/2016			Remodel lower leve
10/9/2013	5572	WINDOWS	95,000	C				window restoration
5/19/2011	4734	MANUAL	5,500	C				constr 2 storage r
9/28/2010	4571	MANUAL	22,400	C				repairs to the cup
10/2/2003	2784	RENOVATI		C	6/23/2004			interior reconstru
1/2/1996	881-96	MANUAL	9,800	C	6/23/1997			BATHRM

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2005	MEAS+INSPCTD	600	
6/23/2004	MEAS+INSPCTD	615	
6/23/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 50 - GOVT BLDG, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 7 - BRICK, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: GOOD.

COMMENTS

BLDG HAS VALUE OF 1183300 BEMIS HALL FIRE ALARM/NO SPRINKLER LINCOLN TOWN HALL.

SKETCH

Undisplayed Areas: BMT: 3492 FFL: 3591 SFL: 3591

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

RESIDENTIAL GRID

Table with residential grid details: 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, RMs: , BRs: , Baths: 2, HB.

GENERAL INFORMATION

Table with general info: Grade: A+ - EXCELLENT, Year Blt: 1880, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: 5 - LINO/VINYL, 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 5 - STEAM, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 100.

DEPRECIATION

Table with depreciation: Phys Cond: EX - Excellent, 14%, Functional: %, Economic: %, Special: %, Override: , Total: 14%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 260.00, Size Adj.: 0.91138959, Const Adj.: 1.05395055, Adj \$ / SQ: 249.745, Other Features: 41815, Grade Factor: 2.40, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 5347050, Depreciation: 748587, Depreciated Total: 4598463.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Before Depr: 599.39, Special Features: 32800, Val/Su Net: 433.89, Final Total: 4631300, Val/Su SzAd: 644.85.

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID

144 4 0

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc