



**Patriot Properties Inc.**

**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	11.52	0.421	R6									2,242,677						2,242,700	
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	46,606,100	232,100	54.362	3,555,200	50,393,400
Total Card	46,606,100	232,100	54.362	3,555,200	50,393,400
Total Parcel	57,416,800	232,100	54.362	3,555,200	61,204,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		436.06	/Parcel: 349.42

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
2021	903	FV	59,412,200	232100	54.362	3,648,600	63,292,900	63,292,900	Year End Roll	10/15/2020
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

**SALES INFORMATION**

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

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
09/30/21	20:16:19

**LAST REV**

Date	Time
09/22/21	14:00:08

**USER DEFINED**

Prior Id # 1:	64 1 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:	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/18/2021	C-21-0022	RENOVATI	2,336,774	O				Install 1632 roof
11/6/2020	FS-20-0002	RENOVATI	1,782,600	O				New fire sprinkler
10/23/2020	C-20-0024	RENOVATI	25,000	O				Conversion of 2 ex
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

**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

