154	1	0		1 of 1
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 2,002,000
!2108!

Town Of Lincoln

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CODMAN RD, LINCOLN

OWNERSHIP

Unit #:

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 42.97 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			42.970	2,002,000	2,002,000
Total Card			42.970	2,002,000	2,002,000
Total Parcel			42.970	2,002,000	2,002,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Parcel ID 154 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	903	FV		0	42.97	2,034,000	2,034,000	2,034,000	Year End Roll	10/15/2020
2020	903	FV		0	42.97	2,034,000	2,034,000	2,034,000	Year End Roll	9/26/2019
2019	903	FV		0	42.97	2,030,800	2,030,800	2,030,800	Create Final value 2019	6/4/2019
2018	903	FV		0	42.97	2,030,800	2,030,800	2,030,800	Year End Roll	9/28/2017
2017	903	FV		0	42.97	2,030,800	2,030,800	2,030,800	Year End Roll	9/29/2016
2016	903	FV		0	42.97	1,978,800	1,978,800	1,978,800	Year End Roll	1/14/2016
2015	903	FV		0	42.97	1,923,600	1,923,600	1,923,600	Year End	10/2/2014
2014	903	FV		0	42.97	1,914,000	1,914,000	1,914,000	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	21:03:14

LAST REV

Date	Time
04/02/13	10:41:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11763-264		11/6/1969			No	No			

USER DEFINED

Prior Id # 1:	83 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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
903	MUNICPL		41.13344		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,234,003						1,234,000	

Total AC/HA:	42.96999	Total SF/SM:	1871772.75	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	2,002,003	Spl Credit		Total:	2,002,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

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	RMs:		BRs:		Baths:		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:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

154 1 0

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

More: N	Total Yard Items:		Total Special Featues:		Total:	