



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT 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 44.41 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
905	CHARITY		42.573		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,490,055						1,490,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	44.410			2,448,500	2,448,500
Total Card	44.410			2,448,500	2,448,500
Total Parcel	44.410			2,448,500	2,448,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	44.41	2,420,500	2,420,500		Year End Roll	12/2/2024
2024	905	FV		0	44.41	2,189,200	2,189,200		Year end	11/9/2023
2023	905	FV		0	44.41	2,017,200	2,017,200	2,017,200	Year end	11/3/2022
2022	905	FV		0	44.41	1,962,000	1,962,000	1,962,000	Year End Roll	10/19/2021
2021	905	FV		0	44.41	1,917,200	1,917,200	1,917,200	Year End Roll	10/15/2020
2020	905	FV		0	44.41	1,941,200	1,941,200	1,941,200	Year End Roll	9/26/2019
2019	905	FV		0	44.41	1,923,600	1,923,600	1,923,600	Create Final va	6/4/2019
2018	905	FV		0	44.41	1,923,600	1,923,600	1,923,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10621-244		8/27/1964			No	No		

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

