



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		NORTH GREAT RD, LINCOLN

OWNERSHIP

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 95. ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		21.65		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									757,750						757,800	includes 10-19-0
903	MUNICPL		73.35		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									513,450						513,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	95.000			1,271,300	1,271,300
Total Card	95.000			1,271,300	1,271,300
Total Parcel	95.000			1,271,300	1,271,300
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	903	FV		0	95.	1,271,300	1,271,300		Year End Roll	12/2/2024
2024	903	FV		0	95.	1,089,600	1,089,600		Year end	11/9/2023
2023	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Year end	11/3/2022
2022	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Year End Roll	10/19/2021
2021	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Year End Roll	10/15/2020
2020	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Year End Roll	9/26/2019
2019	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Create Final va	6/4/2019
2018	903	FV		0	95.	1,089,600	1,089,600	1,089,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15833-034		10/17/1984			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2021	S-21-0002	SIGN		50	C			Install sign for f

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN

Sign: VERIFICATION OF VISIT NOT DATA

