



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		NORTH GREAT 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 36.607 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
903	MUNICPL		7.1		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									49,700						49,700	Cons Restr
903	MUNICPL		27.67		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									968,450						968,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	36.607		13,400	1,816,600	1,830,000
Total Card	36.607		13,400	1,816,600	1,830,000
Total Parcel	36.607		13,400	1,816,600	1,830,000
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		12500	36.607	1,793,400	1,805,900		Year End Roll	12/2/2024
2024	903	FV		12500	36.607	1,632,700	1,645,200		Year end	11/9/2023
2023	903	FV		12500	36.607	1,572,700	1,585,200	1,585,200	Year end	11/3/2022
2022	903	FV		17600	36.607	1,505,500	1,523,100	1,523,100	Year End Roll	10/19/2021
2021	903	FV		17600	36.607	1,432,700	1,450,300	1,450,300	Year End Roll	10/15/2020
2020	903	FV		17600	36.607	1,432,700	1,450,300	1,450,300	Year End Roll	9/26/2019
2019	903	FV		17600	36.607	1,415,100	1,432,700	1,432,700	Create Final va	6/4/2019
2018	903	FV		17600	36.607	1,415,100	1,432,700	1,432,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12434-100		5/16/1973			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2025	C-25-0012		1,183,000					
2/26/2010	4388	SHED	5,000	C				new shed at xfer s

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

