



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
758		MARRETT RD (PVT), LINCOLN

OWNERSHIP

Owner 1:	MINUTEMAN TECH VHS
Owner 2:	
Owner 3:	
Street 1:	758 MARRETT RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02173-7398 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 36.007 ACRES of land mainly classified as PSCHOOL with a SCHOOL Building built about 2022, having primarily BRICK VENR Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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
904	PSCHOOL		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
904	PSCHOOL		34.17		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,195,950						1,196,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	36.007			1,994,400	1,994,400
Total Card		36.007		1,994,400	1,994,400
Total Parcel		36.007		1,994,400	1,994,400
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	904	FV		0	36.007	1,971,200	1,971,200		Year End Roll	12/2/2024
2024	934	FV		0	36.007	1,785,100	1,785,100		Year end	11/9/2023
2023	904	FV		0	36.007	1,725,100	1,725,100	1,725,100	Year end	11/3/2022
2022	904	FV		0	36.007	1,657,900	1,657,900	1,657,900	Year End Roll	10/19/2021
2021	904	FV		0	36.007	1,585,100	1,585,100	1,585,100	Year End Roll	10/15/2020
2020	904	FV		0	36.007	1,585,100	1,585,100	1,585,100	Year End Roll	9/26/2019
2019	904	FV		0	36.007	1,567,500	1,567,500	1,567,500	Create Final va	6/4/2019
2018	904	FV		0	36.007	1,567,500	1,567,500	1,567,500	Year End Roll	9/28/2017

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2023	SH-23-0022	SHEET MT	20,000	C				Exhaust & make up
11/21/2023	MEC-23-0021	MECHANIC	20,000	C				Installation of ou
5/24/2023	C-23-0007	FENCE	39,518	C				Install approx 360
6/24/2022	C-22-0018	RENO-ADD	364,231	O				Construct single s
4/5/2021	C-21-0016	RENOVATI	744,026	O	7/14/2021			Install 934 rooftop
12/7/2020	C-20-0027	MANUAL	138,595	O	1/28/2021			Install stell pall
1/29/2020	C-20-0002	MANUAL		C	10/26/2021			Build out of theat
4/17/2019	SH-19-0009	SHEET MT	12,000	C				Sheet metal work t
3/19/2018	7008	SHEET MT	3,000,000	C				Sheet metal work f
2/28/2018	6993	RENO-ADD	36,274,655	C	2/11/2020			Amend permit #6843

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

