

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MILL ST, 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: N
Postal:	02173-7398 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as PSCHOOL with a RANCH Building built about 1989, having primarily STUCCO Exterior and 2916 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	1.840	375,500		798,500	1,174,000
Total Card 1.840 375,500 798,500 1,174,000					
Total Parcel 1.840 375,500 798,500 1,174,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 402.61		/Parcel: 402.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	904	FV	354,400	0	1.84	775,300	1,129,700		Year End Roll	12/2/2024
2024	904	FV	345,900	0	1.84	760,100	1,106,000		Year end	11/9/2023
2023	904	FV	318,100	0	1.84	700,100	1,018,200	1,018,200	Year end	11/3/2022
2022	904	FV	266,400	0	1.84	632,900	899,300	899,300	Year End Roll	10/19/2021
2021	904	FV	245,400	0	1.84	560,100	805,500	805,500	Year End Roll	10/15/2020
2020	904	FV	243,300	0	1.84	560,100	803,400	803,400	Year End Roll	9/26/2019
2019	904	FV	222,400	0	1.84	542,500	764,900	764,900	Create Final va	6/4/2019
2018	904	FV	222,400	0	1.84	542,500	764,900	764,900	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
9/9/2015	6222			C				Amend permits #594
11/25/2014	5863	WDK	15,000	C	3/17/2016			REBUILD EXISITNG D
10/16/2014	5942	RENOVATI	85,000	C	6/8/2015			INSTALL NEW ROOF S

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2016	PERMIT VISIT	618	G BOURGAULT
6/8/2015	PERMIT VISIT	619	DH
9/17/2009	MEAS/EXT INS	25	D ERSKINE
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	19 4 3
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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:23:52

LAST REV

Date	Time
03/17/16	12:21:51

apro 865

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