



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	53 14 0
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:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BEDFORD 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 1.2 ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1880, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		52272		SQUARE FE	PRIME SITE		0	10.	1.371	R5									716,816						716,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	4,631,300	600	1.200	716,800	5,348,700		0
							GIS Ref
							GIS Ref
Total Card	4,631,300	600	1.200	716,800	5,348,700	Entered Lot Size	
Total Parcel	4,631,300	600	1.200	716,800	5,348,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 536.18		/Parcel: 536.18		Land Unit Type:		Insp Date
							04/21/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	903	FV	5,110,300	600	1.2	716,800	5,827,700	5,827,700	Year End Roll	9/26/2019
2019	903	FV	5,195,200	600	1.2	713,900	5,909,700	5,909,700	Create Final value 2019	6/4/2019
2018	903	FV	5,195,200	600	1.2	713,900	5,909,700	5,909,700	Year End Roll	9/28/2017
2017	903	FV	4,762,500	600	1.2	713,900	5,477,000	5,477,000	Year End Roll	9/29/2016
2016	903	FV	4,535,400	600	1.2	667,400	5,203,400	5,203,400	Year End Roll	1/14/2016
2015	903	FV	4,246,100	600	1.2	617,900	4,864,600	4,864,600	Year End	10/2/2014
2014	903	FV	4,246,100	600	1.2	609,300	4,856,000	4,856,000	Year End Roll	1/23/2014
2013	903	FV	4,246,100	600	1.	569,800	4,816,500	4,816,500	Year End Roll	10/25/2012

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/16/2016	6347	RENOVATI	16,000	C	5/26/2016			Remodel lower leve
10/9/2013	5572	WINDOWS	95,000	C				window restoration
5/19/2011	4734	MANUAL	5,500	C				constr 2 storage r
9/28/2010	4571	MANUAL	22,400	C				repairs to the cup
10/2/2003	2784	RENOVATI		C	6/23/2004			interior reconstru
1/2/1996	881-96	MANUAL	9,800	C	6/23/1997			BATHRM

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2005	MEAS+INSPCTD	600	
6/23/2004	MEAS+INSPCTD	615	
6/23/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

SKETCH

EXTERIOR INFORMATION

Type:	50 - GOVT BLDG
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

COMMENTS

BLDG HAS VALUE OF 1183300 BEMIS HALL
 FIRE ALARM/NO SPRINKLER LINCOLN TOWN HALL.

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RM:s: BR:s: Baths: 2 HB	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	5 - LINO/VINYL 50%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	EX - Excellent	14%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14%

CALC SUMMARY

Basic \$ / SQ:	260.00
Size Adj.:	0.91138959
Const Adj.:	1.05395055
Adj \$ / SQ:	249.745
Other Features:	41815
Grade Factor:	2.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	5347050
Depreciation:	748587
Depreciated Total:	4598463

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 0.00000
Juris. Factor:		Val/Su Fin:		464.24
Special Features:	32800	Val/Su Net:		433.89
Final Total:	4631300	Val/Su SzAd		644.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,591	249.750	896,836
SFL	2ND FLOOR	3,591	249.750	896,836
BMT	BASEMENT	3,492	112.390	392,450
Net Sketched Area:		10,674	Total:	2,186,122
Size Ad	7182 Gross Area	10674 FinArea		9976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	OFC	80	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	PAVING	D	Y	1	2200	A	AV	1975	0.90	T	70	903			600			600
61	ELEV-PAS	D	S	1	1	G	AV	2004	43,750.00	T	25	903			32,800			32,800

PARCEL ID 144 4 0

More: N

Total Yard Items: 600 Total Special Features: 32,800

Total: 33,400

IMAGE

AssessPro Patriot Properties, Inc