



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		CODMAN RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	HOUSING
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 18.92 ACRES of land mainly classified as MUNICPL with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
903	MUNICPL		17.08345		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									512,504						512,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	258,500	269,200	18.920	1,312,500	1,840,200
Total Card		258,500	269,200	18.920	1,312,500
Total Parcel		258,500	269,200	18.920	1,312,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		743.21	/Parcel: 383.38

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	07/06/01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	903	FV	239,800	269200	18.92	1,312,500	1,821,500	1,821,500	Year End Roll	9/26/2019
2019	903	FV	244,500	269200	18.92	1,309,300	1,823,000	1,823,000	Create Final value 2019	6/4/2019
2018	903	FV	244,500	269200	18.92	1,309,300	1,823,000	1,823,000	Year End Roll	9/28/2017
2017	903	FV	232,700	269200	18.92	1,309,300	1,811,200	1,811,200	Year End Roll	9/29/2016
2016	903	FV	228,100	269200	18.92	1,257,300	1,754,600	1,754,600	Year End Roll	1/14/2016
2015	903	FV	218,700	269200	18.92	1,202,100	1,690,000	1,690,000	Year End	10/2/2014
2014	903	FV	216,400	269200	18.92	1,192,500	1,678,100	1,678,100	Year End Roll	1/23/2014
2013	903	FV	211,700	269200	20.757	1,370,500	1,851,400	1,851,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11914-474		11/5/1970	INVOLVED GOV		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2019	R-19-0059	SOLAR PA	148,461	C				Install 175 roof m
4/17/2019	R-19-0029	SOLAR PA	54,480	C				Strip & replace ex
1/28/2019	7305	MANUAL	7,964	C				Add 2 interior min
7/2/2018	7121	BARN	10,000	C	1/3/2019			Remodel storage sp
4/23/2018	7036	SOLAR PA	10,884	C	8/22/2018			Install 2 solar pa
4/23/2018	7035	SOLAR PA	11,134	C	10/4/2018			Install solar pane
1/23/2018	6959	MANUAL	10,466	C				Install air sealin
10/12/2017	6885	MANUAL	6,318	C				Construct wall to
12/16/2015	6310	KITCHEN	10,000	C				Remodel kitchen &
6/18/2012	5073	TEMPORAR		C				tent 6/29 to 7/2

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2001	MEAS+INSPCTD	613	
6/26/2000	MEAS+INSPCTD	611	
5/29/1999	MEAS/EXT INS	602	
6/16/1998	MEAS/EXT INS	602	
5/24/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

