



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
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:	RURAL LAND FOUNDATION -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.365 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	MUNICPL		1.365		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									40,950						41,000	

Total AC/HA:	1.36500	Total SF/SM:	59459.40	Parcel LUC:	903	MUNICPL	Prime NB Desc:	RES CAT 5	Total:	40,950	SpI Credit:		Total:	41,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			1.365	41,000	41,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.365	41,000	41,000	Entered Lot Size	
Total Parcel			1.365	41,000	41,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/26/2019
2019	903	FV		0	1.365	41,000	41,000	41,000	Create Final value 2019	6/4/2019
2018	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/28/2017
2017	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/29/2016
2016	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	1/14/2016
2015	903	FV		0	1.365	41,000	41,000	41,000	Year End	10/2/2014
2014	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	1/23/2014
2013	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	45326-3		6/3/2005	INVOLV CHARI	750000	No	No			
HECK STANLEY,	44028-21		11/2/2004	INVOLV CHARI	2300000	No	No			
MARY HIGBEE HEC	14531-461		2/4/1982	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2002	2482	MANUAL	21,000	C	6/17/2003			pump house, shed,
5/16/1995	713-95	ROOF		C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

