



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEAVER POND RD, LINCOLN

OWNERSHIP

Owner 1:	WOODLAND WAY HOMEOWNERS
Owner 2:	
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .27 ACRES of land mainly classified as PRIVATE WAY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				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
997	PRIVATE WA		0.27		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,100						8,100	Private ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
997			0.270	8,100	8,100	private ROW taxed to Woodland Way homeowners, 152-19	
Total Card						Entered Lot Size	
Total Parcel						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	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/26/2019
2019	997	FV		0	.27	8,100	8,100	8,100	Create Final value 2019	6/4/2019
2018	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/28/2017
2017	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/29/2016
2016	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	1/14/2016
2015	997	FV		0	.27	8,100	8,100	8,100	Year End	10/2/2014
2014	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	1/23/2014

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.27000	Total SF/SM:	11761.20	Parcel LUC:	997 PRIVATE WAY	Prime NB Desc:	RES CAT 4	Total:	8,100	SpI Credit:		Total:	8,100
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PRINT

Date	Time
10/22/20	19:44:04

LAST REV

Date	Time
08/07/20	15:31:39

USER DEFINED

Prior Id # 1:	74 20 2
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:	

