



Patriot Properties Inc.

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	LAVELLE RISA M
Owner 2:	
Owner 3:	
Street 1:	100 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	GALE - GREGORY D
Owner 2:	RADER - L MARIA
Street 1:	100 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3600

NARRATIVE DESCRIPTION

This parcel contains .6 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 1688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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
101	ONE FAM		26136		SQUARE FE	PRIME SITE		0	8.76	2.44	R2									559,246						559,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.600	309,300	900	559,200	869,400	
Total Card		0.600	309,300	900	559,200	869,400
Total Parcel		0.600	309,300	900	559,200	869,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		515.05	/Parcel: 515.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	272,600	900	.6	553,500	827,000		Year End Roll	12/2/2024
2024	101	FV	267,400	900	.6	542,600	810,900		Year end	11/9/2023
2023	101	FV	265,700	900	.6	510,700	777,300	777,300	Year end	11/3/2022
2022	101	FV	236,000	1300	.6	462,800	700,100	700,100	Year End Roll	10/19/2021
2021	101	FV	208,400	1300	.6	399,000	608,700	608,700	Year End Roll	10/15/2020
2020	101	FV	194,500	1300	.6	405,400	601,200	601,200	Year End Roll	9/26/2019
2019	101	FV	198,000	1300	.6	392,000	591,300	591,300	Create Final va	6/4/2019
2018	101	FV	198,000	1200	.6	392,000	591,200	591,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALE,GREGORY D	78383-262		8/2/2021		863,000	No	No		
SCHEFF ANDREW,	32959-223		5/30/2001		470,000	No	No		
EDWARD MACLEOD	14817-51		12/10/1982		78,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2024	R-24-0206	MANUAL	24,182	C				
10/31/2024	R-24-0206	SOLAR PA	24,182	C				Install energy sto
10/7/2022	R-22-0241	MANUAL	8,437	O				Install two solar
6/24/2022	R-22-0145	KITCHEN	41,000	O				Gut renovation of
6/9/2022	R-22-0122	WEATHERI	1,000	C	6/30/2022			Weatherization & a
2/16/2022	R-22-0028	SOLAR PA	28,526	C	1/18/2023			Install 16 roof mo
1/18/2022	R-22-0013	MANUAL	3,000	C	2/14/2022			Weatherization & a
3/3/2021	R-21-0037	BATH	18,500	C	5/19/2021			Bathroom remodel o
11/9/2020	R-20-0203	WOOD STO	6,000	C				Remove wood stove
7/2/2001	2288	MANUAL	1,000	C	5/25/2002			remove wall, insta

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2022	EXTRIOR ONLY	625	J Frank
7/8/2021	QUESTIONNAIR	624	W Coelho
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/1/2008	MEAS+INSPCTD	25	D ERSKINE
6/7/2002	MEAS+INSPCTD	600	
5/25/2002	MEAS/EXT INS	613	
1/23/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

