



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
228		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	MCCUNE WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	PO BOX 9
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 7.207 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1948, having primarily CONC BLOCK Exterior and 2357 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		5.37		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									187,950						188,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.207	448,500	7,500	1,230,400	1,686,400
Total Card	7.207	448,500	7,500	1,230,400	1,686,400
Total Parcel	7.207	448,500	7,500	1,230,400	1,686,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		715.59	/Parcel: 715.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	412,200	9700	7.207	1,200,000	1,621,900		Year End Roll	12/2/2024
2024	101	FV	407,500	9700	7.207	1,153,100	1,570,300		Year end	11/9/2023
2023	101	FV	351,000	9700	7.207	1,001,100	1,361,800	1,361,800	Year end	11/3/2022
2022	101	FV	280,000	9700	7.207	929,100	1,218,800	1,218,800	Year End Roll	10/19/2021
2021	101	FV	345,800	14700	7.207	1,281,100	1,641,600	1,641,600	Year End Roll	10/15/2020
2020	101	FV	340,100	14700	7.207	1,281,100	1,635,900	1,635,900	Year End Roll	9/26/2019
2019	101	FV	322,500	14700	7.207	1,317,900	1,655,100	1,655,100	Create Final va	6/4/2019
2018	101	FV	322,500	14700	7.207	1,317,900	1,655,100	1,655,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7132-417		5/19/1947			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/1999	1624	GREENHOU	29,000	C	5/29/1999			
3/4/1996	903-96	GREENHOU	28,000	C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
2/4/2021	FIELDREV CHG	624	W Coelho
8/6/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/29/1999	MEAS/EXT INS	602	
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

