



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	6144
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:	
CivilDistrict:	
Ratio:	

Map Lot Sublot Building Unit CARD

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ROSEN PHILIP BRADLEY
Owner 2:	STECKLER ERICA LYNN
Owner 3:	
Street 1:	41 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FAVALORO GEORGE -
Owner 2:	FAVALORO ANNE J -
Street 1:	41 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1998, having primarily CLAPBOARD Exterior and 5002 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 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		
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	11.98	1.00	R4									958,400						958,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	1,176,400		958,400	2,134,800
Total Card 1.837 1,176,400 958,400 2,134,800					
Total Parcel 1.837 1,176,400 958,400 2,134,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 426.80		/Parcel: 426.80	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,141,500	0	1.837	930,400	2,071,900		Year End Roll	12/2/2024
2024	101	FV	1,099,000	0	1.837	912,000	2,011,000		Year end	11/9/2023
2023	101	FV	1,091,600	0	1.837	740,000	1,831,600	1,831,600	Year end	11/3/2022
2022	101	FV	972,000	0	1.837	684,800	1,656,800	1,656,800	Year End Roll	10/19/2021
2021	101	FV	959,200	0	1.837	640,000	1,599,200	1,599,200	Year End Roll	10/15/2020
2020	101	FV	996,900	0	1.837	664,000	1,660,900	1,660,900	Year End Roll	9/26/2019
2019	101	FV	970,200	0	1.837	646,400	1,616,600	1,616,600	Create Final va	6/4/2019
2018	101	FV	970,200	0	1.837	646,400	1,616,600	1,616,600	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAVALORO GEORGE	1388-50		8/4/2010		1,340,000	No	No		
SCIERA BRIAN T,	1227-130		9/19/2000		1,300,000	No	No		
C B HOMEBUILDER	1193-189		9/11/1998		940,000	No	No		
CORBIN REALTY L	1193-188		9/11/1998	CHANGE IN US	310,000	Yes	No		
DOOLEY THOMAS J	1181-183		12/22/1997		293,000	Yes	No		
	842-34		10/17/1973			No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2019	R-19-0045	WINDOWS	6,000	C				Install an egress
7/7/2014	5814	FINISH B	8,000	C	5/29/2015			Remodel basement r
3/18/2011	4661	MANUAL	1,184	C				install air sealin
12/18/1997	1323	NEW HOME	250,000	C	2/20/1999			6/24/98 80%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
7/1/1999	MEAS/EXT INS	600	
2/20/1999	MEAS+INSPCTD	602	
6/24/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

