



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN TBC LLC
Owner 2:	
Owner 3:	
Street 1:	1466 COMMONWEALTH AVE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02465 Type:

PREVIOUS OWNER

Owner 1:	RULAND SANDRA F -
Owner 2:	-
Street 1:	1 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as DAYCARE with a(n) RANCH Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
352	DAYCARE		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
352	DAYCARE		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
352	964,700	4,300	1.840	491,300	1,460,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 157.07						/Parcel: 157.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	352	FV	964,700	4300	1.84	491,300	1,460,300	1,460,300	Year End Roll	9/28/2017
2017	352	FV	954,400	4300	1.84	476,900	1,435,600	1,435,600	Year End Roll	9/29/2016
2016	352	FV	926,400	4300	1.84	476,900	1,407,600	1,407,600	Year End Roll	1/14/2016
2015	352	FV	906,100	4300	1.84	404,100	1,314,500	1,314,500	Year End	10/2/2014
2014	352	FV	626,800	0	1.84	362,500	989,300	989,300	Year End Roll	1/23/2014
2013	101	FV	577,900	17300	1.84	352,100	947,300	947,300	Year End Roll	10/25/2012
2012	101	FV	523,400	15600	1.84	440,100	979,100	979,100	Year End	1/26/2012
2011	101	FV	588,400	15600	1.84	447,300	1,051,300	1,051,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RULAND SANDRA F	56995-250		6/16/2011		1007000	No	No			
SMITH, CONVERSE	26741-440		10/11/1996		397500	No	No			
SMITH CONVERSE/	24296-189		2/24/1994	FAMILY		1	No	No		
	11650-85		3/19/1969		15000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2013	5329	MANUAL	21,000	C				sheet metal instal
2/12/2013	5324	DEMOLITI	1,000	C				demo & removal of
1/25/2013	5303	RENOVATI	870,109	C	8/29/2013			convert structure
9/23/2002	2589	RENO-ADD	250,000	C	5/14/2005			6/18 25% 5/15 90%
5/14/1998	1417	FINISH B	3,000	C	6/16/1998			1/2 ONLY 6/16/98 1

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
5/15/2004	MEAS+INSPCTD	615	D VELUTTI
6/18/2003	MEAS+INSPCTD	615	D VELUTTI
6/16/1998	MEAS/EXT INS	602	D TUCKER
1/13/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

