



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	233 CONCORD ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	236 BEDFORD STREET
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	WEIGEL TR - LYNN B
Owner 2:	KEEVIL JR TR - CHARLES S
Street 1:	233 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5122

NARRATIVE DESCRIPTION

This Parcel contains 1.971 ACRES of land mainly classified as PROF OF with a(n) OFFICE-PRO Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 6 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
342	PROF OF		80000		SQUARE FE	PRIME SITE		0	9.	0.500	CA	1.00		WETLAN	-50					360,000						360,000	
342	PROF OF		0.134		ACRES	EXCESS ACRE		0	30,000.	1.000	CA	1.00								4,020						4,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
342	400,400	3,400	1.971	364,000	767,800		0
							GIS Ref
							GIS Ref
Total Card	400,400	3,400	1.971	364,000	767,800	Entered Lot Size	
Total Parcel	400,400	3,400	1.971	364,000	767,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		195.82	/Parcel:	195.82	Insp Date
						Land Unit Type:	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Year End Roll	9/28/2017
2017	342	FV	382,300	3400	1.971	354,000	739,700	739,700	Year End Roll	9/29/2016
2016	342	FV	373,300	3400	1.971	348,000	724,700	724,700	Year End Roll	1/14/2016
2015	342	FV	320,200	3400	1.845	289,700	613,300	613,300	Year End	10/2/2014
2014	342	FV	299,800	3400	1.845	289,700	592,900	592,900	Year End Roll	1/23/2014
2013	342	FV	294,000	3400	1.845	289,700	587,100	587,100	Year End Roll	10/25/2012
2012	342	FV	326,700	3400	1.85	475,500	805,600	805,600	Year End	1/26/2012
2011	342	FV	344,300	3400	1.85	527,800	875,500	875,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEIGEL TR,LYNN	71329-231		7/17/2018		662500	No	No			
WEIGEL, LYNN B.	26479-405		7/9/1996	CONVENIENC	10	No	No			
HUNTER W BRUCE	19156-81		6/29/1988		175000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/1995	680-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	D VELUTTI
8/16/1994	MEAS+INSPCTD	185	CHRIS KEEFE
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 72 - OFFICE-PRO, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: %

BATH FEATURES

Table with bath features: Full Bath: 0, Rating: NONE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 6, Rating: GOOD, A HBth: , Rating: , OthrFix: 9, Rating: GOOD

COMMENTS

INCL 101-1-1 (.14AC) MEDICAL OFFICES inc 101-7-1.

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1967, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj: %

OTHER FEATURES

Table with other features: Kits: 0, Rating: NONE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: %

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: %

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: , BRs: , Baths: 0, HB 6

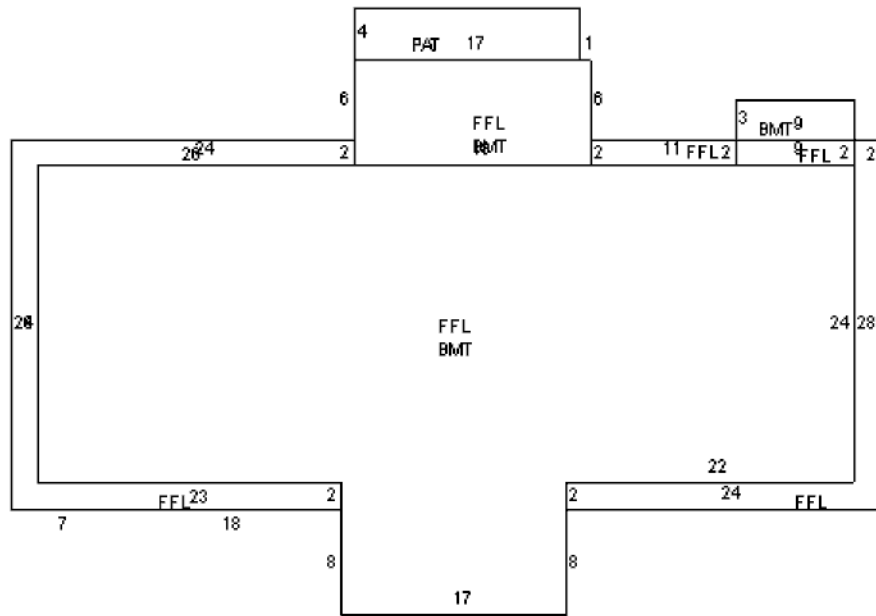
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: %

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: % Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: % Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: Yes, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 25.%, Functional: %, Economic: %, Special: %, Override: %, Total: 25.%, %

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 80.00, Size Adj.: 1.18240917, Const Adj.: 1.00000000, Adj \$ / SQ: 94.593, Other Features: 51122, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 533879, Depreciation: 133470, Depreciated Total: 400410

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 102.12, Special Features: 0, Val/Su Net: 100.38, Final Total: 400400, Val/Su SzAd: 191.40

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,989, Total: 482,757, Size Ad: 2092, Gross Area: 3989, FinArea: 3921

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 OFC 100 G 1, FFL 100 OFC 100 A 1

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value, 85, PAVING, D, Y, 1, 7500, A, AV, 1988, 0.90, T, 50, 342, 3,400, 3,400

PARCEL ID 173 48 0

IMAGE



AssessPro Patriot Properties, Inc

More: N Total Yard Items: 3,400 Total Special Features:

Total: 3,400