



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	RANKIN JESSICA K
Owner 2:	
Owner 3:	
Street 1:	218 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	DUNNE TR - CAROLINE BOECKMAN
Owner 2:	-
Street 1:	218 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

**NARRATIVE DESCRIPTION**

This Parcel contains 4.61 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1946, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		2.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									63,090						63,100	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,020						4,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	316,800	77,300	4.610	609,500	1,003,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.91						/Parcel: 337.91	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	316,800	77300	4.61	609,500	1,003,600	1,003,600	Year End Roll	9/28/2017
2017	101	FV	308,400	77300	4.61	579,100	964,800	964,800	Year End Roll	9/29/2016
2016	101	FV	298,400	77300	4.61	563,900	939,600	939,600	Year End Roll	1/14/2016
2015	101	FV	295,700	77300	4.61	756,700	1,129,700	1,129,700	Year End	10/2/2014
2014	101	FV	276,500	77300	4.61	747,100	1,100,900	1,100,900	Year End Roll	1/23/2014
2013	101	FV	271,000	77300	4.61	727,100	1,075,400	1,075,400	Year End Roll	10/25/2012
2012	101	FV	276,500	77300	4.61	639,100	992,900	992,900	Year End	1/26/2012
2011	101	FV	282,000	77300	4.61	648,500	1,007,800	1,007,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUNNE TR,CAROLI	63205-455		1/23/2014		1000000	No	No			
ROLLINS JAMES L	40797-36		9/8/2003		1195000	No	No			
ROLLINS JAMES/N	20512-53		4/30/1990	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2014	5785	RENOVATI	20,000	C	5/29/2015			Sheet medal work f
3/4/2014	5667	RENOVATI	81,000	C	5/6/2014			reno 1st & 2nd flo
9/24/2007	3773	BARN	55,000	C	5/15/2008			48x36 barn
8/8/2006	3495	ROOF		C				strip & re-roof
7/19/2000	2022	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	B MORGAN
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/23/1996	MEAS+INSPCTD	606	J SMITH
11/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**BATH FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

**OTHER FEATURES**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**CONDO INFORMATION**

Phys Cond:	AV - Average	32.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		32.6%

**DEPRECIATION**

Basic \$ / SQ:	88.00
Size Adj.:	0.99620438
Const Adj.:	1.00979996
Adj \$ / SQ:	88.525
Other Features:	55500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	470006
Depreciation:	153222
Depreciated Total:	316784

**CALC SUMMARY**

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1042655.967
Juris. Factor:		Val/Su Fin:	106.67	
Special Features:	0	Val/Su Net:	73.16	
Final Total:	316800	Val/Su SzAd:	130.00	

**COMMENTS**

INCLUDES 101-21.01 (.94 AC.)

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	9	BR:	3	Bath:	2	HB:	1				

**REMODELING**

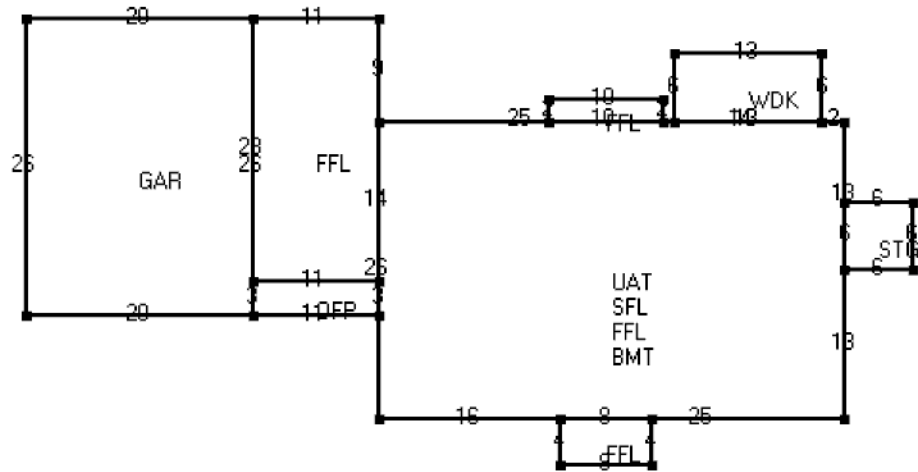
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

**COMPARABLE SALES**

Juris. Factor:		Val/Su Fin:	106.67	
Special Features:	0	Val/Su Net:	73.16	
Final Total:	316800	Val/Su SzAd:	130.00	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,371	88.530	121,368	
BMT	BASEMENT	1,066	33.200	35,388	
SFL	2ND FLOOR	1,066	88.530	94,368	
GAR	GARAGE	520	36.000	18,720	
UAT	UNF ATTIC	160	88.530	14,155	
WDK	WOOD DECK	78	32.520	2,537	
STG	STORAGE	36	15.000	540	
OPF	OPEN PORCH	33	15.000	495	
Net Sketched Area:		4,330	Total:	287,571	
Size Ad	2437	Gross Area	5236	FinArea	2970

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

**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
2	SHED/FR	D	Y	1	96	A	AV	1988	15.00	T	50	101			700			700
32	BARN/LFT	D	Y	1	36x48	A	AV	2008	45.00	T	1.5	101			76,600			76,600

**PARCEL ID**

173 17 0

**IMAGE**

AssessPro Patriot Properties, Inc



05/29/2015

More:	N	Total Yard Items:	77,300	Total Special Features:		Total:	77,300
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