

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL RONALD L
Owner 2:	MACNEIL WENDY SNYDER
Owner 3:	
Street 1:	247 CONCORD RD
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 .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		39203.2		SQUARE FE	PRIME SITE		0	6.14	1.728	R2									416,052						416,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	135,000	600	0.900	416,100	551,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 295.56						/Parcel: 295.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	135,000	600	.9	416,100	551,700	551,700	Year End Roll	9/28/2017
2017	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	9/29/2016
2016	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	1/14/2016
2015	101	FV	126,100	600	.9	342,200	468,900	468,900	Year End	10/2/2014
2014	101	FV	124,600	600	.9	307,000	432,200	432,200	Year End Roll	1/23/2014
2013	101	FV	121,700	600	.98	302,700	425,000	425,000	Year End Roll	10/25/2012
2012	101	FV	121,700	600	.98	378,400	500,700	500,700	Year End	1/26/2012
2011	101	FV	124,600	600	.98	384,600	509,800	509,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORRIS ROBERT E	12573-88		12/28/1973		42000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5197	SOLAR PA	12,892	C				install roof mount
9/24/2008	4056	MANUAL		C				wood burning stove

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
1/13/1995	MEAS+INSPCTD	606	J SMITH
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.89998	Total SF/SM: 39203.13	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 416,052	Spl Credit	Total: 416,100
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EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

Blank comment area.

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	RMs: 7		BRs: 3		Baths: 1		HB					

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1935	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:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

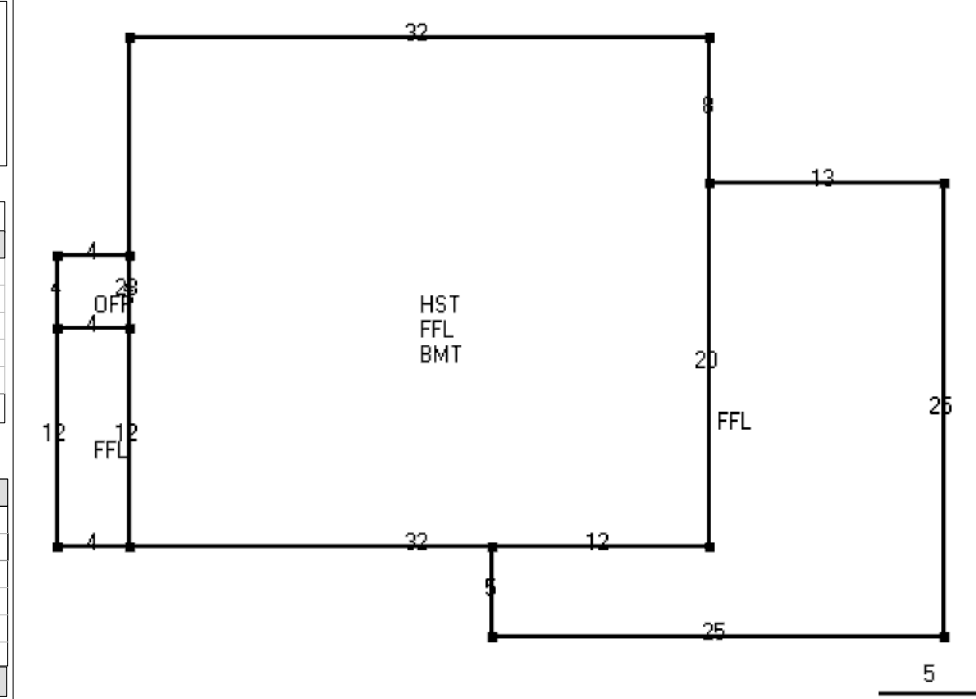
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



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

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.08764768
Const Adj.:	1.01999998
Adj \$ / SQ:	87.643
Other Features:	27000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	204576
Depreciation:	69556
Depreciated Total:	135020

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	486886.9387
Juris. Factor:		Val/Su Fin:	72.31		
Special Features:	0	Val/Su Net:	50.20		
Final Total:	135000	Val/Su SzAd:	75.97		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,329	87.640	116,477	
BMT	BASEMENT	896	24.100	21,595	
HST	HALF STORY	448	87.640	39,264	
OPF	OPEN PORCH	16	15.000	240	
Net Sketched Area:		2,689	Total:	177,576	
Size Ad	1777	Gross Area	3137	FinArea	1867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0

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	2	6X8	A	AV	1984	15.00	T	60	101			600			600

PARCEL ID

173 32 0

IMAGE *AssessPro* Patriot Properties, Inc

