

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!389!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RITCHIE JAMES R
Owner 2:	RITCHIE NANCY M
Owner 3:	
Street 1:	274 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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
101	ONE FAM		47916.001		SQUARE FE	PRIME SITE		0	6.14	1.469	R2									432,101						432,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	109,600	7,600	1.100	432,100	549,300
Total Card		109,600	7,600	1.100	432,100
Total Parcel		109,600	7,600	1.100	432,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		247.87	/Parcel: 247.87

Legal Description	User Acct
	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
2018	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Year End Roll	9/28/2017
2017	101	FV	104,500	7600	1.1	419,400	531,500	531,500	Year End Roll	9/29/2016
2016	101	FV	102,500	7600	1.1	419,400	529,500	529,500	Year End Roll	1/14/2016
2015	101	FV	98,400	7600	1.1	355,400	461,400	461,400	Year End	10/2/2014
2014	101	FV	96,200	7600	1.1	318,800	422,600	422,600	Year End Roll	1/23/2014
2013	101	FV	94,100	7600	1.06	307,300	409,000	409,000	Year End Roll	10/25/2012
2012	101	FV	94,100	7600	1.06	384,200	485,900	485,900	Year End	1/26/2012
2011	101	FV	97,200	7600	1.06	390,500	495,300	495,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CROOK CONSTANCE	20757-58		9/6/1990	FAMILY	84000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/26/2018	7015	WINDOWS	57,000	O				Replace 29 windows
2/26/2018	6980	KITCHEN	38,650	O				Remodel kitchen, r
2/26/2018	6979	ROOF	20,000	C				Strip & re-roof dw
11/29/2011	4940	ROOF	15,000	C				remove & replace r
4/12/2002	2471	ROOF		C				
7/27/1996	1006-96	MANUAL	500	C	5/24/1997			RPL POR
7/31/1995	780-95	WDK	600	C	6/21/1996			
1/4/1993	188	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
5/24/1997	MEAS/EXT INS	602	D TUCKER
1/16/1995	MEAS+INSPCTD	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA
11/12/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.10000	Total SF/SM:	47916.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	432,101	SpI Credit		Total:	432,100
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PRINT

Date	Time
10/02/18	15:37:46

LAST REV

Date	Time
06/27/18	13:10:41

blakeley
389

USER DEFINED

Prior Id # 1:	115 27 0
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:	

