



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'HAGAN TR PATRICIA M
Owner 2:	
Owner 3:	PATRICIA M O'HAGAN NOMINEE TR
Street 1:	270 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

Owner 1:	CHATFIELD ALEXANDER D -
Owner 2:	O'HAGAN PATRICIA M -
Street 1:	270 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5121

NARRATIVE DESCRIPTION

This Parcel contains 2.36 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1824, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.523		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									15,690						15,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	982,000	28,300	2.360	506,900	1,517,200
Total Card	982,000	28,300	2.360	506,900	1,517,200
Total Parcel	982,000	28,300	2.360	506,900	1,517,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		301.06	/Parcel: 301.06

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
06/11/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	982,000	28300	2.36	506,900	1,517,200	1,517,200	Year End Roll	9/28/2017
2017	101	FV	887,300	28300	2.36	492,500	1,408,100	1,408,100	Year End Roll	9/29/2016
2016	101	FV	858,400	28300	2.36	492,500	1,379,200	1,379,200	Year End Roll	1/14/2016
2015	101	FV	807,900	28300	2.36	419,700	1,255,900	1,255,900	Year End	10/2/2014
2014	101	FV	771,800	28300	2.36	378,100	1,178,200	1,178,200	Year End Roll	1/23/2014
2013	101	FV	734,000	19700	2.36	367,700	1,121,400	1,121,400	Year End Roll	10/25/2012
2012	101	FV	734,000	19700	2.36	455,700	1,209,400	1,209,400	Year End	1/26/2012
2011	101	FV	769,100	19700	2.36	462,900	1,251,700	1,251,700	Year End	2/10/2011

Parcel ID 177 58 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHATFIELD ALEXA	41797-80		1/20/2004	CONVENIENC	100	No	No			
HICKOK, JONATHA	26473-60		7/3/1996		471500	No	No			
HANSEN C RUSSEL	19236-462		8/1/1988		357500	No	No			

TAX DISTRICT

PAT ACCT.

ACTIVITY INFORMATION

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/25/2018	7044	SOLAR PA	21,000	C				install ground mou
3/5/2013	5335	SOLAR PA	41,800	C				install of roof mo
12/19/2012	5283	SHED	46,850	C	6/11/2013			construct a shed w
11/5/2012	5223	DEMOLITI	3,000	C				demo chicken coop
10/26/2009	4313	RENOVATI	14,000	C	7/19/2010			fin bmt space
7/11/2002	2541	RENO-ADD	500,000	C	6/28/2003			6/28 90%
10/18/2000	2111	RENOVATI	3,500	C	6/8/2001			bathroom
11/2/1998	1569	MANUAL		C	4/14/1999			Wood Stove
4/1/1998	1372	RENOVATI	16,000	C	6/6/1998			6/6/98 100%
3/2/1998	1346	FENCE	1,500	C	6/6/1998			6/6/98 100%

Date	Result	By	Name
6/11/2013	MEAS/EXT INS	25	D ERSKINE
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	D VELUTTI
6/28/2003	MEAS+INSPCTD	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
4/14/1999	MEAS/EXT INS	602	D TUCKER
6/6/1998	MEAS+INSPCTD	602	D TUCKER
2/28/1998	MEAS+INSPCTD	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

