



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTIN JASON B
Owner 2:	CURTIN REBECCA S
Owner 3:	
Street 1:	257 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5119 Type:

PREVIOUS OWNER

Owner 1:	Lusky Jr - Robert F
Owner 2:	Wafer - Melissa Jane
Street 1:	257 Concord Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-5119

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74051.8		SQUARE FE	PRIME SITE		0	6.14	1.056	R2									480,243						480,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	578,400	900	1.700	480,200	1,059,500		0
							GIS Ref
							GIS Ref
Total Card	578,400	900	1.700	480,200	1,059,500	Entered Lot Size	
Total Parcel	578,400	900	1.700	480,200	1,059,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		299.25	/Parcel:	299.25	Insp Date
						Land Unit Type:	05/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Year End Roll	9/28/2017
2017	101	FV	569,300	900	1.7	466,200	1,036,400	1,036,400	Year End Roll	9/29/2016
2016	101	FV	553,700	900	1.7	466,200	1,020,800	1,020,800	Year End Roll	1/14/2016
2015	101	FV	522,300	900	1.7	395,000	918,200	918,200	Year End	10/2/2014
2014	101	FV	499,900	900	1.7	354,300	855,100	855,100	Year End Roll	1/23/2014
2013	101	FV	486,400	900	1.42	328,000	815,300	815,300	Year End Roll	10/25/2012
2012	101	FV	486,400	900	1.42	410,100	897,400	897,400	Year End	1/26/2012
2011	101	FV	525,800	900	1.42	416,800	943,500	943,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lusky Jr,Robe	59825-475		8/23/2012		850000	No	No			
MURPHY MARGUERI	49946-338		8/15/2007		1092500	No	No			
MURPHY MARGUERI	37757-520		1/23/2003	CONVENIENC	100	No	No			
MURPHY, MARGUER	27030-534		1/31/1997	CONVENIENC	1	No	No			
MURPHY, MARGUER	26101-445		3/4/1996	CONVENIENC	1	No	No		1/2 INTEREST	
KANAREK, STEPHE	25524-203		7/28/1995		615000	No	No			
DEFORD WILLIAM	12938-563		2/23/1976		75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2017	6770	GARAGE	250,000	O				Reconstruct 2 car
6/8/2017	6768	SOLAR PA	28,871	C				Install solar pane
1/15/2014	5631	ROOF	6,500	C				re-roof aluminum 1
2/1/2008	3878	MANUAL	12,866	C	6/23/2008			solar hot water pa
12/3/2004	3097	MANUAL	5,000	C	5/14/2005			repair or replace
8/24/1993	323	RENOVATI	5,000	C	12/27/1993			
11/23/1992	172	SHED	800	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS+INSPCTD	100	B MORGAN
6/4/2005	M&L COMPLETE	615	D VELUTTI
12/12/1995	MEAS+INSPCTD	606	J SMITH
12/27/1993	PERMIT VISIT	600	PA
12/14/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	16 - STONE VE 10%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

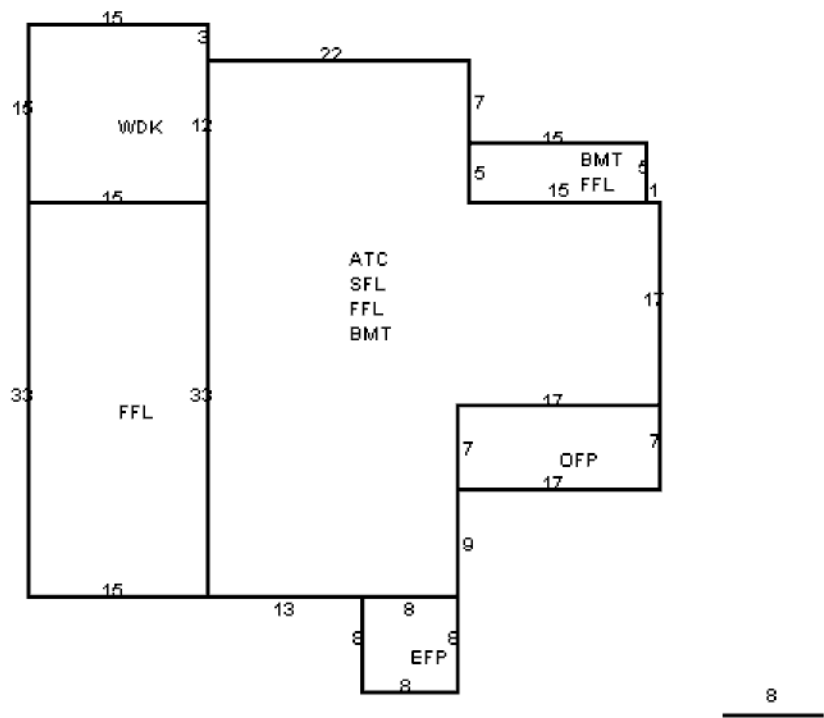
BATH FEATURES

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

COMMENTS

KITCHEN IN BSMT-STOVE 2 SINKS WALKOUT ATTIC OFFICE BDRM, FULL BATH(75% FINISHED) 3 OTHER FIXTURES - Solar hot water installed 2008. 5/17 EST REAR= FENCE/DOG.

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1890
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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	5	Bath	4	HB					

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:	1
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	1

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.94595039
Const Adj.:	1.02601719
Adj \$ / SQ:	96.086
Other Features:	86739
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	696889
Depreciation:	118471
Depreciated Total:	578418

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,816	96.090	174,491	
BMT	BASEMENT	1,321	29.430	38,872	
SFL	2ND FLOOR	1,246	96.090	119,723	
ATC	ATTIC	280	96.090	26,938	
WDK	WOOD DECK	225	20.580	4,631	
OFF	OPEN PORCH	119	15.000	1,785	
EFP	ENCL PORCH	64	36.000	2,304	
Net Sketched Area:		5,071	Total:	368,744	
Size Ad	3062	Gross Area	6037	FinArea	3541

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	1,816	96.090	174,491	ATC	75				0
BMT	BASEMENT	1,321	29.430	38,872	BMT	100	FLA	15 A		0
SFL	2ND FLOOR	1,246	96.090	119,723						
ATC	ATTIC	280	96.090	26,938						
WDK	WOOD DECK	225	20.580	4,631						
OFF	OPEN PORCH	119	15.000	1,785						
EFP	ENCL PORCH	64	36.000	2,304						
Net Sketched Area:		5,071	Total:	368,744						
Size Ad	3062	Gross Area	6037	FinArea	3541					

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	10X12	A	AV	1993	15.00	T	50	101			900			900

PARCEL ID

Parcel ID	177 66 0
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IMAGE

More:	N	Total Yard Items:	900	Total Special Features:		Total:	900
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AssessPro Patriot Properties, Inc