



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	PEERY ASHTON
Owner 2:	WOLF KATHERINE A
Owner 3:	
Street 1:	50 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1902, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									31,890						31,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	673,800	27,100	2.900	574,300	1,275,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 286.27						/Parcel: 286.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	673,800	27100	4.997	586,900	1,287,800	1,287,800	Year End Roll	9/28/2017
2017	101	FV	613,300	27100	4.997	556,500	1,196,900	1,196,900	Year End Roll	9/29/2016
2016	101	FV	594,100	27100	4.997	541,300	1,162,500	1,162,500	Year End Roll	1/14/2016
2015	101	FV	569,900	27100	4.997	504,500	1,101,500	1,101,500	Year End	10/2/2014
2014	101	FV	563,900	27100	4.997	456,500	1,047,500	1,047,500	Year End Roll	1/23/2014
2013	101	FV	551,800	27100	4.997	444,500	1,023,400	1,023,400	Year End Roll	10/25/2012
2012	101	FV	551,800	27100	4.997	476,500	1,055,400	1,055,400	Year End	1/26/2012
2011	101	FV	569,900	27100	4.997	491,200	1,088,200	1,088,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINSHIP, THOMAS	25084-138		12/27/1994		575000	No	No			
	9105-112		2/19/1958		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/15/2010	4422	SCREENPR	24,847	C	7/15/2010			
6/5/1997	1199	RENOVATI	170,000	C	7/16/1997			100% 3/14/98

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
3/14/1998	MEAS+INSPCTD	600	PA
4/19/1996	MEAS+INSPCTD	606	J SMITH
7/25/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 2.89955	Total SF/SM: 126304.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 574,290	Spl Credit	Total: 574,300
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