

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEIRS OF WATSON TYLER
Owner 2:	C/O BEVERLY WHITE
Owner 3:	C F DIXON
Street 1:	98 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 .49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		21344.399		SQUARE FE	PRIME SITE		0	6.14	2.924	R2									383,156						383,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	122,500		0.490	383,200	505,700		0
							GIS Ref
							GIS Ref
							Insp Date
							02/27/17
Total Card			122,500	0.490	383,200	505,700	Entered Lot Size
Total Parcel			122,500	0.490	383,200	505,700	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 383.11		/Parcel: 383.11	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	122,500	0	.49	383,200	505,700	505,700	Year End Roll	9/28/2017
2017	101	FV	85,700	400	.49	371,900	458,000	458,000	Year End Roll	9/29/2016
2016	101	FV	83,900	400	.49	371,900	456,200	456,200	Year End Roll	1/14/2016
2015	101	FV	80,400	400	.49	315,100	395,900	395,900	Year End	10/2/2014
2014	101	FV	79,500	400	.49	282,700	362,600	362,600	Year End Roll	1/23/2014
2013	101	FV	77,700	400	.51	275,700	353,800	353,800	Year End Roll	10/25/2012
2012	101	FV	87,000	400	.51	250,700	338,100	338,100	Year End	1/26/2012
2011	101	FV	90,000	400	.51	253,800	344,200	344,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

## EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

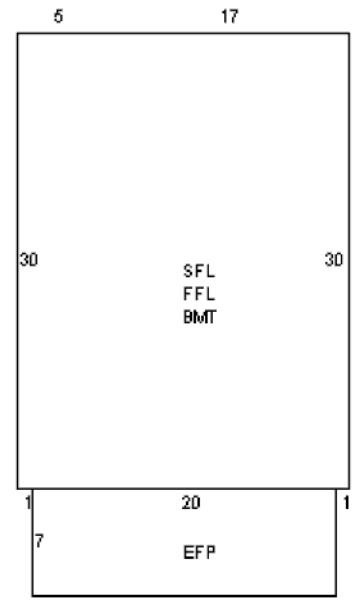
## BATH FEATURES

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

## COMMENTS

KITCHENS AND BATH POOR STATE TKG  
 27379-476 6/97 J.F. DODGE FOSTER-STOREY  
 HSE. 2017 EXT= AVG, SHED=NV/COND.,

## SKETCH



## GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1920 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1 Rating: POOR
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST 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's:	6	BR's:	2	Baths:	1	HB					

## REMODELING

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

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

## DEPRECIATION

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

## CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.20454550
Const Adj.:	1.00979996
Adj \$ / SQ:	108.255
Other Features:	19750
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	185549
Depreciation:	63087
Depreciated Total:	122462

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 397114.6997
Juris. Factor:			Val/Su Fin:	92.80
Special Features:	0		Val/Su Net:	57.78
Final Total:	122500		Val/Su SzAd:	92.80

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	660	27.060	17,862
FFL	1ST FLOOR	660	108.260	71,448
SFL	2ND FLOOR	660	108.260	71,448
EFP	ENCL PORCH	140	36.000	5,040
Net Sketched Area:		2,120	Total:	165,798
Size Ad	1320	Gross Area	2120	FinArea 1320

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## 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	

## PARCEL ID

141 13 0

## IMAGE

*AssessPro* Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: