



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 100 |        | CONCORD RD, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | GALE GREGORY D      |
| Owner 2:  | RADER L MARIA       |
| Owner 3:  |                     |
| Street 1: | 100 CONCORD RD      |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-3600 Type:    |

**PREVIOUS OWNER**

|           |                 |
|-----------|-----------------|
| Owner 1:  | SCHEFF ANDREW - |
| Owner 2:  | -               |
| Street 1: | 100 CONCORD RD  |
| Twn/City: | LINCOLN         |
| St/Prov:  | MA Cntry        |
| Postal:   | 01773-3600      |

**NARRATIVE DESCRIPTION**

This Parcel contains .6 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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     |          | 26136       |                    | SQUARE FE | PRIME SITE |           | 0          | 6.14       | 2.443 | R2    |            |           |        |   |        |   |        |   | 391,982         |           |   |           |        |      | 392,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code   | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101  | 198,000        | 1,300                                 | 0.600     | 392,000         | 591,300     |
| Total Card 198,000 1,300 0.600 392,000 591,300   |                |                                       |           |                 |             |
| Total Parcel 198,000 1,300 0.600 392,000 591,300 |                |                                       |           |                 |             |
| Source: Market Adj Cost                          |                | Total Value per SQ unit /Card: 350.30 |           | /Parcel: 350.30 |             |

| Legal Description | User Acct |
|-------------------|-----------|
| 1097              | 0         |
|                   | 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  | 198,000    | 1200      | .6        | 392,000    | 591,200     | 591,200       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 189,300    | 1200      | .6        | 380,500    | 571,000     | 571,000       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 185,800    | 1200      | .6        | 380,500    | 567,500     | 567,500       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 178,900    | 1200      | .6        | 322,400    | 502,500     | 502,500       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 177,100    | 1200      | .6        | 289,200    | 467,500     | 467,500       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 173,600    | 1200      | .68       | 285,500    | 460,300     | 460,300       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 194,500    | 1200      | .68       | 259,500    | 455,200     | 455,200       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 200,300    | 1200      | .68       | 262,800    | 464,300     | 464,300       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| SCHEFF ANDREW, | 32959-223 |      | 5/30/2001  |           | 470000     | No | No  |       |                 |       |
| EDWARD MACLEOD | 14817-51  |      | 12/10/1982 |           | 78000      | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp  | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|--------|--------|-----|------------|----------|----------|--------------------|
| 7/2/2001  | 2288   | MANUAL | 1,000  | C   | 5/25/2002  |          |          | remove wall, insta |
| 9/29/1995 | 823-95 | SHED   | 1,200  | C   | 6/21/1996  |          |          |                    |
| 6/8/1995  | 740-95 | MANUAL | 2,500  | C   | 6/21/1996  |          |          | DECK               |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 2/20/2018 | MEAS+INSPCTD | 622 | K Cuoco   |
| 12/1/2008 | MEAS+INSPCTD | 25  | D ERSKINE |
| 6/7/2002  | MEAS+INSPCTD | 600 | PA        |
| 5/25/2002 | MEAS+EXT INS | 613 | M COLE    |
| 1/23/1996 | MEAS+EXT INS | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA

