



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GRINDLAY JONATHAN E
Owner 2:	GRINDLAY SANDRA K
Owner 3:	
Street 1:	145 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

**PREVIOUS OWNER**

Owner 1:	ALLEN SUSAN TR -
Owner 2:	ANDERSON GARY TR, ETC TR OF -
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 7.437 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1940, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		5.6		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									33,600						33,600	Cons Restr, Wetlan

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	716,500	400	7.437	830,400	1,547,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 387.21						/Parcel: 387.21	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	716,500	400	7.437	830,400	1,547,300	1,547,300	Year End Roll	9/28/2017
2017	101	FV	641,200	400	7.437	830,400	1,472,000	1,472,000	Year End Roll	9/29/2016
2016	101	FV	619,900	400	7.437	778,400	1,398,700	1,398,700	Year End Roll	1/14/2016
2015	101	FV	602,900	400	7.437	723,200	1,326,500	1,326,500	Year End	10/2/2014
2014	101	FV	557,500	400	7.437	713,600	1,271,500	1,271,500	Year End Roll	1/23/2014
2013	101	FV	546,200	400	7.437	693,600	1,240,200	1,240,200	Year End Roll	10/25/2012
2012	101	FV	546,200	400	7.44	830,900	1,377,500	1,377,500	Year End	1/26/2012
2011	101	FV	557,500	400	7.44	885,100	1,443,000	1,443,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN SUSAN TR	51133-52		5/5/2008	MULTI-PARCEL	2125000	No	No			
BOOTH WILLIAM T	51132-426		5/5/2008	MULTI-PARCEL	2900000	No	No			Sold to RLF and included land in Co
BOOTH WILLIAM N	48617-64		12/6/2006	FAMILY		1	No	No		
BOOTH ROBERT H,	44652-215		2/16/2005	CONVENIENC		1	No	No		
	6441-115		10/19/1940			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/19/2008	4054	RENOVATI	200,000	C	5/26/2009			enc porch;expand k
5/16/2007	3687	REMOVE		C	6/12/2007			remove an old shed

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/15/2010	PERMIT VISIT	25	D ERSKINE
5/26/2009	MEAS+INSPCTD	25	D ERSKINE
6/24/2008	PERMIT VISIT	100	B MORGAN
6/12/2007	MEAS+INSPCTD	100	B MORGAN
4/29/2006	MEAS/EXT INS	615	D VELUTTI
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

