



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RHINES MICHAEL E
Owner 2:	RHINES BARBARA M
Owner 3:	
Street 1:	137 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	ENGLAND ALBERT E -
Owner 2:	ENGLAND PRISCILLA S -
Street 1:	137 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 2.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1946, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	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		1.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									30,390						30,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	312,500	18,300	2.850	827,200	1,158,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 340.19						/Parcel: 340.19	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	312,500	18300	2.85	827,200	1,158,000	1,158,000	Year End Roll	9/28/2017
2017	101	FV	343,200	18300	2.85	827,200	1,188,700	1,188,700	Year End Roll	9/29/2016
2016	101	FV	340,200	18300	2.85	775,200	1,133,700	1,133,700	Year End Roll	1/14/2016
2015	101	FV	331,200	18300	2.85	720,000	1,069,500	1,069,500	Year End	10/2/2014
2014	101	FV	307,400	18300	2.85	710,400	1,036,100	1,036,100	Year End Roll	1/23/2014
2013	101	FV	301,500	18300	2.85	690,400	1,010,200	1,010,200	Year End Roll	10/25/2012
2012	101	FV	301,500	18300	2.85	710,400	1,030,200	1,030,200	Year End	1/26/2012
2011	101	FV	307,400	18300	2.85	756,800	1,082,500	1,082,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENGLAND ALBERT	43631-114		8/31/2004	FAMILY	1100000	No	No			sold as is fire
	8309-418		8/19/1954		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/29/2007	3826	GARAGE	8,000	C	6/24/2008			20x24 2 bay garage
1/3/2007	3597	RENOVATI	15,000	C	6/12/2007			convert 2bay gar i
11/15/2005	3318	W/S FLUE		C	6/15/2006			
8/25/2004	3014	RENOVATI	116,000	C	5/14/2005			refinish int - fir

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS/EXT INS	4	JG
6/24/2008	PERMIT VISIT	100	B MORGAN
6/12/2007	MEAS+INSPCTD	100	B MORGAN
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
4/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

