



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITCHELL MATTHEW J
Owner 2:	MITCHELL DANA J
Owner 3:	
Street 1:	121 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

Owner 1:	PERERA - JOAN HULME
Owner 2:	-
Street 1:	13 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

NARRATIVE DESCRIPTION

This Parcel contains 2.75 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infl	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		0.913		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									27,390						27,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,004,900	49,000	2.750	824,200	1,878,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 513.42						/Parcel: 513.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,004,900	49000	3.986	831,600	1,885,500	1,885,500	Year End Roll	9/28/2017
2017	101	FV	899,800	49000	3.986	831,600	1,780,400	1,780,400	Year End Roll	9/29/2016
2016	101	FV	870,100	49000	3.986	779,600	1,698,700	1,698,700	Year End Roll	1/14/2016
2015	101	FV	847,000	49000	3.986	724,400	1,620,400	1,620,400	Year End	10/2/2014
2014	101	FV	385,100	0	3.986	714,800	1,099,900	1,099,900	Year End Roll	1/23/2014
2013	101	FV	375,800	10600	3.986	694,800	1,081,200	1,081,200	Year End Roll	10/25/2012
2012	101	FV	375,800	10600	3.986	714,800	1,101,200	1,101,200	Year End	1/26/2012
2011	101	FV	450,700	10600	3.986	761,200	1,222,500	1,222,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERERA,JOAN HUL	57732-149		10/27/2011	MULTI-PARCEL	940000	No	No			ALSO 58-4-0
MARY A. HEDGE	11288-509		2/19/1967		60000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/13/2016	6324	WOOD STO	850	C				install a Jotul F3
11/18/2013	5605	WOOD STO		C				install jotuc F400
8/19/2013	5517	SOLAR PA	22,000	C				install solar elec
7/3/2013	5463	GARAGE	61,800	C	4/25/2014			Two-bay garage wit
6/5/2013	5436	MANUAL	30,000	C				sheet metal work f
10/29/2012	5213	RENO-ADD	443,426	C	5/5/2014			demo portion of ex
8/28/2006	3504	TEMPORAR		C				strip & re-roof pa

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2013	PERMIT VISIT	25	D ERSKINE
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	D VELUTTI
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

