



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASON ROBERT				
Owner 2:	MASON ERICA				
Owner 3:					
Street 1:	207 OLD CONCORD ROAD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cnty:		Own Occ:	Y
Postal:	01773	Type:			

PREVIOUS OWNER

Owner 1:	OMANSKY - ADAM H		
Owner 2:	-		
Street 1:	42 8TH STREET APT 4112		
Twn/City:	CHARLESTOWN		
St/Prov:	MA	Cnty:	
Postal:	02129		

NARRATIVE DESCRIPTION

This Parcel contains 5.107 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		2.77		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									83,100						83,100	
101	ONE FAM		0.5		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,000						3,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,670,500	14,900	5.107	882,900	2,568,300		
Total Card	1,670,500	14,900	5.107	882,900	2,568,300	Entered Lot Size	
Total Parcel	1,670,500	14,900	5.107	882,900	2,568,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		482.31	/Parcel:	482.31	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	1,705,400	14900	5.107	882,900	2,603,200	2,603,200	Year End Roll	9/28/2017
2017	101	FV	1,587,000	14900	5.107	882,900	2,484,800	2,484,800	Year End Roll	9/29/2016
2016	101	FV	805,600	14900	5.107	830,900	1,651,400	1,651,400	Year End Roll	1/14/2016
2015	101	FV	233,200	14900	5.107	775,700	1,023,800	1,023,800	Year End	10/2/2014
2014	101	FV	312,100	15400	5.107	766,100	1,093,600	1,093,600	Year End Roll	1/23/2014
2013	101	FV	306,400	15400	5.107	746,100	1,067,900	1,067,900	Year End Roll	10/25/2012
2012	101	FV	274,300	15400	5.11	1,097,400	1,387,100	1,387,100	Year End	1/26/2012
2011	101	FV	288,700	15400	5.11	1,143,800	1,447,900	1,447,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OMANSKY,ADAM H	66380-7		11/13/2015		2912500	No	No			
Green,David H	59606-505		7/26/2012	DIVORCE/ESTA	925000	No	No		Estate	
JOHN MORLEY M	21898-163		3/31/1992		475000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2016	6538	WDK	70,000	C	5/29/2017			Construct deck and
7/20/2016	6507	SOLAR PA	24,850	C	2/7/2017			Install solar pane
3/8/2016	6359	RENOVATI	100,000	C	7/18/2016			Complete fininsh
1/29/2015	6005	MANUAL	59,800	C	5/29/2015			Sheet metal work f
12/8/2014	5970	RENOVATI	5,000	C	5/29/2015			Amend #5599 to cha
11/18/2013	5606	DEMOLITI	15,500	C	5/6/2014			demo dwelling
11/14/2013	5599	NEW HOME	1,038,000	C	8/3/2015			new home 6468 sqft

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2017	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS+INSPCTD	616	D MANZELLO
12/9/1998	ABATE-INSPCT	600	PA
4/20/1996	MEAS+INSPCTD	606	J SMITH
7/5/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 4 - FLAT, Roof Cover: 11 - MEMBRANE, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 3 Rating: VERY GOOD, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: Rating: , A HBth: Rating: , OthrFix: 1 Rating: VERY GOOD

COMMENTS

Empty table for comments.

OTHER FEATURES

Table with other features: Kits: 1 Rating: VERY GOOD, A Kits: Rating: , Frpl: 1 Rating: VERY GOOD, WSFlue: Rating:

GENERAL INFORMATION

Table with general info: Grade: A+ - EXCELLENT, Year Blt: 2013 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdct: Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with 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 RMs: 8 BRs: 4 Baths: 3 HB

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 0.0%, Functional: %, Economic: %, Special: %, Override: , Total: 0%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 8 4, Totals 1 8 4

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 6 - CERAMIC T 20%, Bsmnt Flr:

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.90999997, Const Adj.: 0.97279990, Adj \$ / SQ: 80.558, Other Features: 101864, Grade Factor: 2.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1670453, Depreciation: 0, Depreciated Total: 1670453

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 1679056.000, Juris. Factor: Val/Su Fin: 313.71, Special Features: 0 Val/Su Net: 245.70, Final Total: 1670500 Val/Su SzAd 445.47

SKETCH

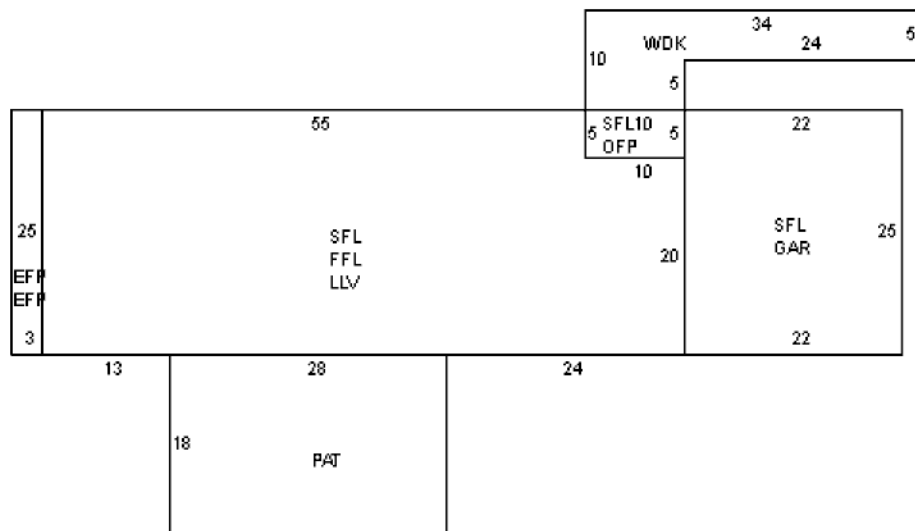


Table with interior features: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100 % AC: 100, Solar HW: Yes Central Vac: NO, % Com Wal 0 % Sprinkled 0

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, SFL 2ND FLOOR 2,175 80.560 175,213, FFL 1ST FLOOR 1,575 80.560 126,878, LLV LOWR LEVEL 1,575 100.700 158,598, GAR GARAGE 550 36.000 19,800, PAT PATIO 504 7.000 3,528, WDK WOOD DECK 220 20.730 4,560, EFP ENCL PORCH 150 36.000 5,400, OFP OPEN PORCH 50 15.000 750, Net Sketched Area: 6,799 Total: 494,727, Size Ad 3750 Gross Area 6799 Fin Area 5325

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, LLV 100 FLA 100 V

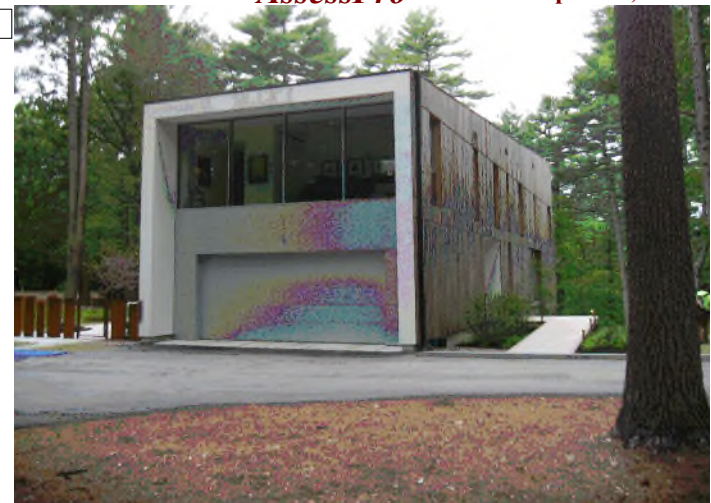
SPEC FEATURES/YARD ITEMS

Table with 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, 37 STABLE D Y 1 30X30 G GD 1992 20.00 T 17 101 14,900 14,900

PARCEL ID 140 24 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N Total Yard Items: 14,900 Total Special Features: Total: 14,900