



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TODD CONRAD
Owner 2:	
Owner 3:	
Street 1:	126 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.48 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1942, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		1.193		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									35,790						35,800	
101	ONE FAM		0.45		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									2,700						2,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	659,800	18,200	3.480	835,300	1,513,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 400.98						/Parcel: 400.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	659,800	18200	10.62	878,200	1,556,200	1,556,200	Year End Roll	9/28/2017
2017	101	FV	584,000	18200	10.62	878,200	1,480,400	1,480,400	Year End Roll	9/29/2016
2016	101	FV	558,500	18200	10.62	826,200	1,402,900	1,402,900	Year End Roll	1/14/2016
2015	101	FV	552,900	18200	10.62	771,000	1,342,100	1,342,100	Year End	10/2/2014
2014	101	FV	619,000	18200	10.62	761,400	1,398,600	1,398,600	Year End Roll	1/23/2014
2013	101	FV	605,300	18200	10.62	741,400	1,364,900	1,364,900	Year End Roll	10/25/2012
2012	101	FV	464,200	18200	10.62	965,400	1,447,800	1,447,800	Year End	1/26/2012
2011	101	FV	490,300	18200	10.62	1,025,700	1,534,200	1,534,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAM TAPPAN	13229-376		1/19/1977		210000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/8/2014	5817	MANUAL	4,714	C	5/29/2015			Install new patio
7/21/2010	4525	TEMPORAR		C				tent 8/23 to 8/25
8/15/1995	790-95	MANUAL		C	6/18/1996			STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 3.47955	Total SF/SM: 151569.19	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 835,290	Spl Credit	Total: 835,300
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