



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DANZIGER MICHAEL P
Owner 2:	DANZIGER ELIZABETH L
Owner 3:	
Street 1:	231 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	DANZIGER MICHAEL P -
Owner 2:	DANZIGER ELIZABETH L -
Street 1:	231 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 6.58 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2004, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 19 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 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		2.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									74,490						74,500	
101	ONE FAM		1.3		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									7,800						7,800	Wetland
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									5,760						5,800	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,189,800	21,100	5.620	977,500	3,188,400		
132			0.960	5,800	5,800		
Total Card	2,189,800	21,100	6.580	983,300	3,194,200	Entered Lot Size	
Total Parcel	2,189,800	21,100	6.580	983,300	3,194,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	525.21	/Parcel:	525.21	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	2,189,800	21100	6.58	983,300	3,194,200	3,194,200	Year End Roll	9/28/2017
2017	101	FV	2,092,500	21100	6.58	983,300	3,096,900	3,096,900	Year End Roll	9/29/2016
2016	101	FV	2,072,700	21100	6.58	956,900	3,050,700	3,050,700	Year End Roll	1/14/2016
2015	101	FV	2,055,300	21100	6.58	892,900	2,969,300	2,969,300	Year End	10/2/2014
2014	101	FV	2,036,700	28800	6.58	880,100	2,945,600	2,945,600	Year End Roll	1/23/2014
2013	101	FV	2,001,500	28800	6.56	855,500	2,885,800	2,885,800	Year End Roll	10/25/2012
2012	101	FV	1,972,400	28800	6.56	971,500	2,972,700	2,972,700	Year End	1/26/2012
2011	101	FV	2,107,600	28800	6.56	1,031,800	3,168,200	3,168,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANZIGER MICHAEL	40667-383		8/28/2003	CONVENIENC		1	No	No		SWAP 3764 SQ FT WITH 58-7-1
JOHNSON STEPHEN	22531-474		10/23/1992		915000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/28/2005	3216	MANUAL	38,000	C				sport court
12/12/2003	2833	ADDITION	28,436	C	6/12/2004			add 3rd bay on gar
6/4/2003	2708	NEW HOME	1,730,268	C	6/12/2004			6/12 70%
11/9/1995	851-95	TENN.CO	45,000	C	6/18/1996			
9/4/1993	336	RENOVATI	90,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS/EXT INS	50	J NOONE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
6/12/2004	MEAS+INSPCTD	615	D VELUTTI
5/30/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/16/1993	PERMIT VISIT	600	PA
12/14/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 6.57955 Total SF/SM: 286605.19 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 983,250 Spl Credit Total: 983,300

