



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROBBAT JR JOSEPH
Owner 2:	WERTZ ROBBAT DANA E
Owner 3:	
Street 1:	151 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 6.797 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1940, Having Primarily STUCCO Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 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		1.84		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,200						55,200	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland
132	UNDEV		2.12		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									12,720						12,700	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	858,200	3,500	4.677	858,000	1,719,700		0
132			2.120	12,700	12,700		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel							Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		380.16	/Parcel: 380.16	Land Unit Type:	11/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	858,200	3500	6.797	870,700	1,732,400	1,732,400	Year End Roll	9/28/2017
2017	101	FV	769,000	3500	6.797	870,700	1,643,200	1,643,200	Year End Roll	9/29/2016
2016	101	FV	744,000	3500	6.797	818,700	1,566,200	1,566,200	Year End Roll	1/14/2016
2015	101	FV	725,000	3500	6.797	763,500	1,492,000	1,492,000	Year End	10/2/2014
2014	101	FV	674,500	3500	6.797	753,900	1,431,900	1,431,900	Year End Roll	1/23/2014
2013	101	FV	661,900	3500	6.347	720,400	1,385,800	1,385,800	Year End Roll	10/25/2012
2012	101	FV	661,900	3500	6.347	944,400	1,609,800	1,609,800	Year End	1/26/2012
2011	101	FV	652,800	10800	6.347	1,004,700	1,668,300	1,668,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FREDERIC WORK	16141-60		5/2/1985		800000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2011	4659	TEMPORAR		C				tent 7/1 to 7/4
2/28/2011	4655	RENOVATI	68,000	C				interior reno-den;
5/30/2003	2706	GREENHOU	20,000	C	5/15/2004			5/15 0%
6/30/1998	1453	SCREENPR	39,000	C	2/20/1999			5/23/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
5/15/2004	MEAS/EXT INS	615	D VELUTTI
5/23/2000	MEAS+INSPCTD	611	P MULHERN
2/20/1999	MEAS/EXT INS	602	D TUCKER
4/19/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 6.79655 Total SF/SM: 296057.72 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 870,720 Spl Credit Total: 870,700

