



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TASCHIOGLOU KEMON P
Owner 2:	TASCHIOGLOU RHODA K
Owner 3:	
Street 1:	225 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 3.18 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,890						34,900	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,080						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	297,300	1,100	3.180	832,800	1,131,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 494.84						/Parcel: 494.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	297,300	1100	3.18	832,800	1,131,200	1,131,200	Year End Roll	9/28/2017
2017	101	FV	294,500	1100	3.18	832,800	1,128,400	1,128,400	Year End Roll	9/29/2016
2016	101	FV	287,400	1100	3.18	780,800	1,069,300	1,069,300	Year End Roll	1/14/2016
2015	101	FV	281,800	1100	3.18	725,600	1,008,500	1,008,500	Year End	10/2/2014
2014	101	FV	315,700	1200	3.18	716,000	1,032,900	1,032,900	Year End Roll	1/23/2014
2013	101	FV	308,600	1200	3.18	696,000	1,005,800	1,005,800	Year End Roll	10/25/2012
2012	101	FV	308,600	1200	3.18	716,000	1,025,800	1,025,800	Year End	1/26/2012
2011	101	FV	319,200	1200	3.18	762,400	1,082,800	1,082,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HELEN BARNARD	11872-38		8/19/1970		74500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/29/2016	6353	MANUAL	12,057	C				install cellulose
8/18/2010	4546	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
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

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

BATH FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

OTHER FEATURES

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CONDO INFORMATION

Phys Cond:	GD - Good	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23%

DEPRECIATION

Basic \$ / SQ:	75.00
Size Adj.:	1.01246715
Const Adj.:	1.01999998
Adj \$ / SQ:	77.454
Other Features:	39500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	386099
Depreciation:	88803
Depreciated Total:	297296

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1180280.439
Juris. Factor:		Val/Su Fin:	130.05	
Special Features:	0	Val/Su Net:	55.33	
Final Total:	297300	Val/Su SzAd	130.05	

COMMENTS

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		RM:	7	BR:	3	Baths:	2	HB				

RESIDENTIAL GRID

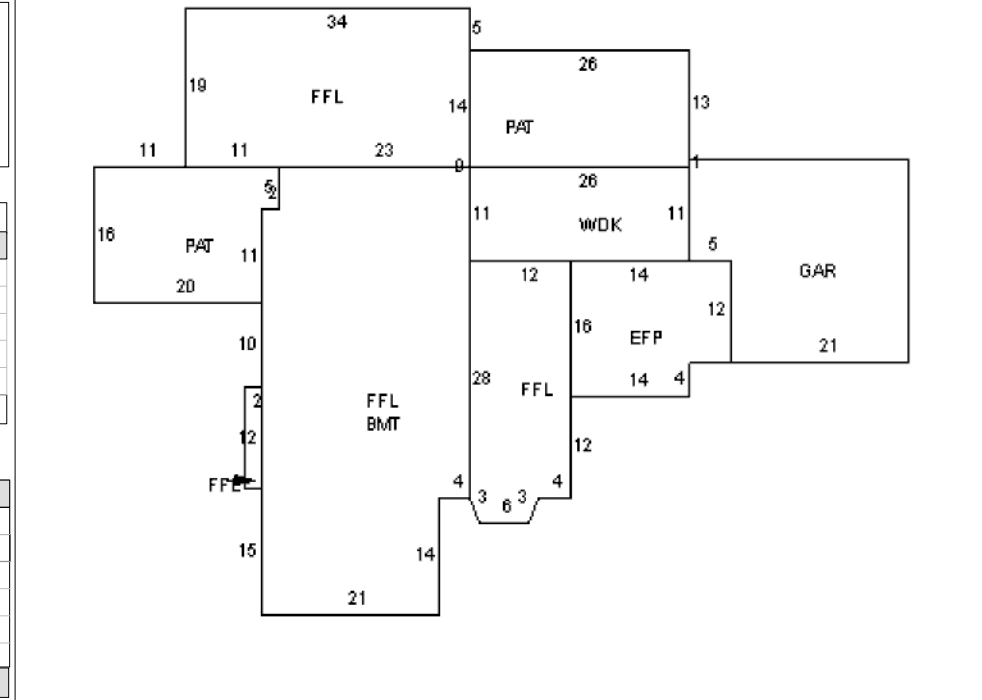
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 7 BRS 3 FL 3

REMODELING

Remodeling	
RES BREAKDOWN	
Totals	No Unit 1 RMS 7 BRS 3 FL 3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1180280.439
Juris. Factor:		Val/Su Fin:	130.05	
Special Features:	0	Val/Su Net:	55.33	
Final Total:	297300	Val/Su SzAd	130.05	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,286	77.450	177,059	
BMT	BASEMENT	1,259	19.360	24,379	
PAT	PATIO	694	7.000	4,858	
GAR	GARAGE	564	36.000	20,304	
WDK	WOOD DECK	286	19.230	5,501	
EFP	ENCL PORCH	284	36.000	10,224	
Net Sketched Area:		5,373	Total:	242,324	
Size Ad	2286	Gross Area	5373	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	10x35	A	FR	1969	16.00	T	80	101			1,100			1,100

PARCEL ID 140 22 0**IMAGE***AssessPro* Patriot Properties, Inc

More:	N	Total Yard Items:	1,100	Total Special Features:		Total:	1,100
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