



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRADLEE TR SANDRA N
Owner 2:	BRADLEE III TR / ALLEN TR HENRY G / SUSAN M
Owner 3:	SANDRA BRADLEE REV TRUST
Street 1:	259 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	BRADLEE - SANDRA N
Owner 2:	-
Street 1:	259 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 4.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1994, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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	3	UNPAVED
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		1.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,290						34,300	
101	ONE FAM		0.47		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									2,820						2,800	Wetland
132	UNDEV		1.39		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									8,340						8,300	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	557,700	9,800	3.450	833,900	1,401,400		0
132			1.390	8,300	8,300		GIS Ref
Total Card							557,700
Total Parcel							745,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 374.18 /Parcel: 338.51
Entered Lot Size							
Total Land:							
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	745,700	9800	4.84	842,200	1,597,700	1,597,700	Year End Roll	9/28/2017
2017	101	FV	727,900	9800	4.84	842,200	1,579,900	1,579,900	Year End Roll	9/29/2016
2016	101	FV	709,000	9800	4.84	790,200	1,509,000	1,509,000	Year End Roll	1/14/2016
2015	101	FV	690,300	9800	4.84	735,000	1,435,100	1,435,100	Year End	10/2/2014
2014	101	FV	597,100	9800	4.84	725,400	1,332,300	1,332,300	Year End Roll	1/23/2014
2013	101	FV	586,800	9800	4.84	705,400	1,302,000	1,302,000	Year End Roll	10/25/2012
2012	101	FV	586,800	9800	4.84	929,400	1,526,000	1,526,000	Year End	1/26/2012
2011	101	FV	614,100	9800	4.84	989,700	1,613,600	1,613,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADLEE,SANDRA	70967-117		5/4/2018	CONVENIENC		10	No	No		
BRADLEE HENRY G	29236-387		10/9/1998	CONVENIENC		1	No	No		
BRADLEE SANDRA,	29236-373		10/9/1998	CONVENIENC		1	No	No		
GANNETT	25087-246		12/28/1994		850000	No	No	No		2 LOTS SOLD
HARRIET S. ROBE	13184-711		5/6/1977		181000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2015	6128	MANUAL	15,000	C				Sheet metal work t
10/20/2008	4073	MANUAL		C				strip & re-roof
10/15/1998	1551	GAR-BARN	40,000	C	5/19/2000			5/19/00 100%
5/5/1995	702-95	POOL	18,000	C	4/20/1996			
12/28/1994	656-94	RENO-ADD	150,000	C	7/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS+INSPCTD	610	M FLYNN
5/29/1999	MEAS+INSPCTD	602	D TUCKER
2/20/1999	MEAS+INSPCTD	602	D TUCKER
4/20/1996	MEAS+INSPCTD	606	J SMITH
7/18/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

