

Town Of Lincoln



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

NARRATIVE DESCRIPTION

This Parcel contains 4.84 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1999, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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 | 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 | | 0 | | NO UNITS | NOLAND | | 0 | 0. | 0.000 | R5 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-------------|----------------|-----------|--------|--|-------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0.00 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 5 | Total: | | Spl Credit: | | Total: | |
|--------------|---------|--------------|------|-------------|-------------|----------------|-----------|--------|--|-------------|--|--------|--|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 101 | 100,600 | | 0.000 | | 100,600 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/06/13 |
| Total Card | 100,600 | | 0.000 | | 100,600 | Entered Lot Size | |
| Total Parcel | 745,700 | 9,800 | 4.840 | 842,200 | 1,597,700 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 196.33 | /Parcel: | 338.51 | Land Unit Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
| | | | | | | | | | | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-----------------|-------|
| | | | | | | | | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/6/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/26/2007 | MEAS/EXT INS | 616 | D MANZELLO |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 59 6 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 19:19:27 |

LAST REV

| Date | Time |
|----------|----------|
| 06/08/18 | 10:31:08 |

| |
|----------|
| blakeley |
| 1588 |

