



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ORGEL TR ROBERT S
Owner 2:	ORGEL TR ELIZABETH N
Owner 3:	ROBERT ORGEL FAMILY REVOC TRST
Street 1:	237 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORGAN TR - HENRY M
Owner 2:	-
Street 1:	PO BOX 21
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 8.71 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2018, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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:				Topo		
D				Street	1	PAVED
s				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 Infru	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		1.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									53,790						53,800	
101	ONE FAM		1.28		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,680						7,700	Wetland
132	UNDEV		3.8		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									22,800						22,800	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	400,300	32,800	4.910	858,300	1,291,400		
132			3.800	22,800	22,800		
Total Card	400,300	32,800	8.710	881,100	1,314,200	Entered Lot Size	
Total Parcel	400,300	32,800	8.710	881,100	1,314,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	272.54	/Parcel:	272.54	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	255,200	11800	8.71	881,100	1,148,100	1,148,100	Year End Roll	9/28/2017
2017	101	FV	250,900	11800	8.71	881,100	1,143,800	1,143,800	Year End Roll	9/29/2016
2016	101	FV	248,800	11800	8.71	829,100	1,089,700	1,089,700	Year End Roll	1/14/2016
2015	101	FV	242,300	11800	8.71	773,900	1,028,000	1,028,000	Year End	10/2/2014
2014	101	FV	225,000	11800	8.71	764,300	1,001,100	1,001,100	Year End Roll	1/23/2014
2013	101	FV	220,700	11800	8.69	743,700	976,200	976,200	Year End Roll	10/25/2012
2012	101	FV	220,700	11800	8.69	967,700	1,200,200	1,200,200	Year End	1/26/2012
2011	101	FV	244,600	12300	8.69	1,028,000	1,284,900	1,284,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORGAN TR,HENRY	67451-508		6/17/2016	DIVORCE/ESTA	1050000	No	No			
HENRY + GWEN MO	20925-91		12/20/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/14/2018	7106	SOLAR PA	44,614	C				Install solar pane
5/14/2018	7068	POOL	107,700	O				Construct an ingro
3/9/2018	7001	SHEET MT	57,000	O				Sheet metal work t
7/24/2017	6803	NEW HOME	1,500,000	O				Single family home
6/5/2017	6760	DEMOLITI	15,000	C	1/16/2018			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2018	PERMIT VISIT	621	N Cramer
1/16/2018	PERMIT VISIT	618	G BOURGAULT
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 8.70955 Total SF/SM: 379388.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 881,070 Spl Credit Total: 881,100

