



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS RICHARD K
Owner 2:	
Owner 3:	
Street 1:	208 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NICHOLS RICHARD K -
Owner 2:	NICHOLS HEIDI S -
Street 1:	208 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2004, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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:						
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		0.3		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,800						1,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	877,500	167,000	3.300	833,500	1,878,000	1135	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 446.93						/Parcel: 446.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	877,500	167000	3.3	833,500	1,878,000	1,878,000	Year End Roll	9/28/2017
2017	101	FV	778,000	167000	3.3	833,500	1,778,500	1,778,500	Year End Roll	9/29/2016
2016	101	FV	745,100	167000	3.3	781,500	1,693,600	1,693,600	Year End Roll	1/14/2016
2015	101	FV	738,100	167000	3.3	726,300	1,631,400	1,631,400	Year End	10/2/2014
2014	101	FV	689,300	167000	3.3	716,700	1,573,000	1,573,000	Year End Roll	1/23/2014
2013	101	FV	675,300	167000	3.3	696,700	1,539,000	1,539,000	Year End Roll	10/25/2012
2012	101	FV	669,300	167000	3.3	716,700	1,553,000	1,553,000	Year End	1/26/2012
2011	101	FV	673,700	167000	3.3	763,100	1,603,800	1,603,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NICHOLS RICHARD	59016-310		5/2/2012	DIVORCE/ESTA		1	No	No		DIVORCE
GARRISON BARBAR	31539-205		6/17/2000		850000	No	No			
GARRISON, BARBA	26566-430		8/8/1996	CONVENIENC		1	No	No		
BARBARA F. GARR	13615-8		9/28/1978	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/7/2003	2744	NEW HOME	800,000	C	6/22/2004			90% 6/22/04
4/14/2003	2676	DEMOLITI		C	6/18/2003			house

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
6/18/2003	MEAS/EXT INS	615	D VELUTTI
5/20/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

