



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRIGGS TR DAVID L
Owner 2:	BRIGGS TR ELAINE M
Owner 3:	DAVID L BRIGGS 2014 TRUST
Street 1:	16 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

**PREVIOUS OWNER**

Owner 1:	BRIGGS TR - DAVID L
Owner 2:	BRIGGS TR - ELAINE M
Street 1:	16 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

**NARRATIVE DESCRIPTION**

This Parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		0.763		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									22,890						22,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	485,800	7,200	2.600	819,700	1,312,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 490.36						/Parcel: 490.36	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	485,800	7200	2.6	819,700	1,312,700	1,312,700	Year End Roll	9/28/2017
2017	101	FV	474,300	7200	2.6	819,700	1,301,200	1,301,200	Year End Roll	9/29/2016
2016	101	FV	459,800	7200	2.6	767,700	1,234,700	1,234,700	Year End Roll	1/14/2016
2015	101	FV	456,000	7200	2.6	712,500	1,175,700	1,175,700	Year End	10/2/2014
2014	101	FV	429,500	7200	2.6	702,900	1,139,600	1,139,600	Year End Roll	1/23/2014
2013	101	FV	421,900	7200	2.82	689,500	1,118,600	1,118,600	Year End Roll	10/25/2012
2012	101	FV	433,400	7200	2.82	731,500	1,172,100	1,172,100	Year End	1/26/2012
2011	101	FV	459,400	7200	2.82	755,400	1,222,000	1,222,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRIGGS TR,DAVID	64103-580		8/20/2014	FAMILY		1	No	No		
BRIGGS,DAVID L	64080-370		8/15/2014	FAMILY		1	No	No		
PHILIP DENORMAN	13702-600		5/31/1979		75000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2016	6592	SOLAR PA	5,000	C	1/31/2017			Install solar pane
10/14/2016	6591	SOLAR PA	20,000	C	1/31/2017			Install solar pane
10/15/2012	5191	SOLAR PA	13,000	C				stall of roof moun
5/14/2004	2918	ADDITION	30,000	C	5/14/2005			front and corner p
1/2/1997	1113-97	ADDITION	70,000	C	6/25/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
6/25/1997	MEAS+INSPCTD	602	D TUCKER
4/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**GENERAL INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		

Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**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
2	SHED/FR	D	Y	1	29X16	A	AV	1991	15.00	T	50	101			3,500			3,500
37	STABLE	D	Y	1	20X16	A	AV	1991	16.00	T	27	101			3,700			3,700

More: N    Total Yard Items: 7,200    Total Special Features:    Total: 7,200

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	15.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			15.6%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.97413146
Const Adj.:	1.01999998
Adj \$ / SQ:	87.438
Other Features:	90937
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	575651
Depreciation:	89802
Depreciated Total:	485850

**COMMENTS**

61-15.021 (.17 AC) SETBACK SAME DRVVY #14

**RESIDENTIAL GRID**

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	4	Bath	4	HB	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

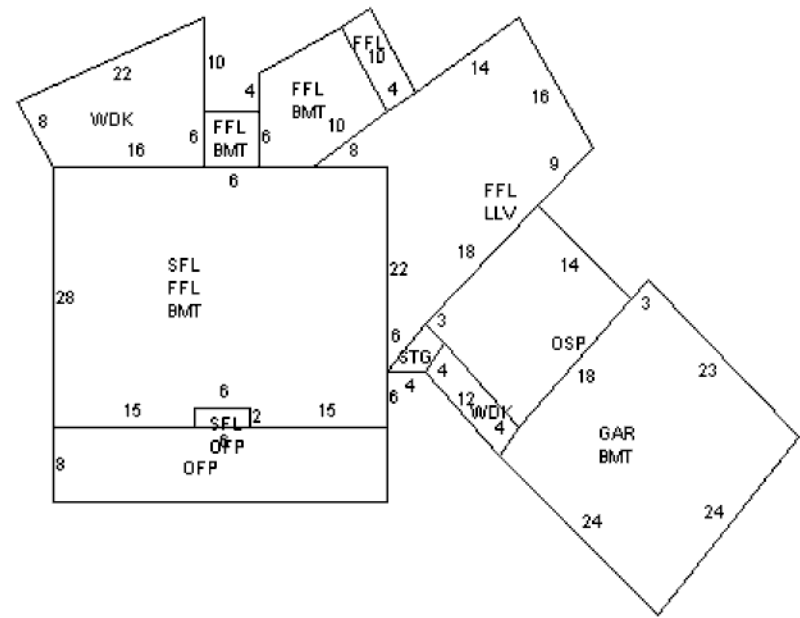
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1201623.360
Juris. Factor:		Val/Su Fin:	181.47	
Special Features:	0	Val/Su Net:	76.99	
Final Total:	485800	Val/Su SzAd:	181.47	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,757	21.860	38,407	
FFL	1ST FLOOR	1,669	87.440	145,934	
SFL	2ND FLOOR	1,008	87.440	88,138	
GAR	GARAGE	584	36.000	21,024	
LLV	LOWR LEVEL	459	43.720	20,067	
OFFP	OPEN PORCH	300	15.000	4,500	
OSP	SCRN PORCH	260	22.500	5,850	
WDK	WOOD DECK	258	19.770	5,102	
Net Sketched Area:		6,310	Total:	329,247	
Size Ad	2677	Gross Area	6310	FinArea	2677

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

