



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRAWFORD III JOHN D
Owner 2:	
Owner 3:	
Street 1:	20 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	CRAWFORD TR - JOHN D
Owner 2:	CRAWFORD TR - JOANNA W
Street 1:	20 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	337,400	13,500	2.500	666,300	1,017,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.07						/Parcel: 339.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	337,400	13500	2.5	666,300	1,017,200	1,017,200	Year End Roll	9/28/2017
2017	101	FV	322,000	13500	2.5	659,900	995,400	995,400	Year End Roll	9/29/2016
2016	101	FV	315,800	13500	2.5	641,500	970,800	970,800	Year End Roll	1/14/2016
2015	101	FV	303,500	13500	2.5	595,100	912,100	912,100	Year End	10/2/2014
2014	101	FV	299,300	13500	2.5	555,900	868,700	868,700	Year End Roll	1/23/2014
2013	101	FV	293,100	13500	2.46	538,700	845,300	845,300	Year End Roll	10/25/2012
2012	101	FV	293,100	13500	2.46	558,700	865,300	865,300	Year End	1/26/2012
2011	101	FV	302,400	13500	2.46	577,100	893,000	893,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRAWFORD TR,JOH	68787-142		1/20/2017	CONVENIENC		1	No	No		
CRAWFORD JOANNA	39781-20		7/2/2003	CONVENIENC		1	No	No		
CRAWFORD JOHN D	39781-11		7/2/2003	CONVENIENC		1	No	No		
	8292-39		7/19/1954			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2018	7073	SOLAR PA	7,000	O				Remove & reinstall
4/13/2018	7032	SHEET MT	48,000	O				Sheet metal work t
7/31/2017	6807	RENO-ADD	666,942	O				Renovate and const
3/31/2017	6709	WOOD STO	40,000	C				Repair flue lining
1/17/2013	5301	MANUAL	4,600	C				reinforce the roof
12/14/2012	5274	SOLAR PA	40,000	C				install roof mount
4/4/2002	2464	ROOF		C				garage roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

