



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TORRIANI MARTIN
Owner 2:	CARIDE DANIELA
Owner 3:	
Street 1:	110 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	MACDOWELL BRUCE S -
Owner 2:	BOWER LYNNE K -
Street 1:	110 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily STUCCO Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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	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 Influ	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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	476,300	700	3.000	831,700	1,308,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 348.10						/Parcel: 348.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	476,300	700	3.	831,700	1,308,700	1,308,700	Year End Roll	9/28/2017
2017	101	FV	471,800	700	3.	831,700	1,304,200	1,304,200	Year End Roll	9/29/2016
2016	101	FV	458,100	700	3.	779,700	1,238,500	1,238,500	Year End Roll	1/14/2016
2015	101	FV	449,100	700	3.	724,500	1,174,300	1,174,300	Year End	10/2/2014
2014	101	FV	431,300	700	3.	714,900	1,146,900	1,146,900	Year End Roll	1/23/2014
2013	101	FV	422,400	700	3.	694,900	1,118,000	1,118,000	Year End Roll	10/25/2012
2012	101	FV	422,400	700	3.	714,900	1,138,000	1,138,000	Year End	1/26/2012
2011	101	FV	450,300	700	3.	761,300	1,212,300	1,212,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACDOWELL BRUCE	58606-549		3/2/2012		1240000	No	No			
ROEHR MARCIA,	47448-459		5/9/2006		1450000	No	No			
CECILIA VAN HOL	15601-112		6/15/1984		305000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/9/2018	7027	ROOF	7,900	C				Strip & re-roof pa
5/9/2013	5405	ROOF	29,600	C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	D VELUTTI
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	2.99955	Total SF/SM:	130660.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	831,690	SpI Credit		Total:	831,700
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