



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MYGATT SAMUEL G
Owner 2:	MYGATT SUSAN HALL
Owner 3:	THE SAMUEL G MYGATT TRUST-1996
Street 1:	37 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	MYGATT SAMUEL G -
Owner 2:	MYGATT SUSAN M HALL -
Street 1:	37 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1790, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:						
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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									300						300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	921,100	16,200	1.887	646,700	1,584,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 388.71						/Parcel: 388.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	921,100	16200	1.887	646,700	1,584,000	1,584,000	Year End Roll	9/28/2017
2017	101	FV	832,100	16200	1.887	640,300	1,488,600	1,488,600	Year End Roll	9/29/2016
2016	101	FV	804,900	16200	1.887	621,900	1,443,000	1,443,000	Year End Roll	1/14/2016
2015	101	FV	756,300	16200	1.887	575,500	1,348,000	1,348,000	Year End	10/2/2014
2014	101	FV	679,500	16200	1.887	536,300	1,232,000	1,232,000	Year End Roll	1/23/2014
2013	101	FV	660,000	16200	1.887	520,300	1,196,500	1,196,500	Year End Roll	10/25/2012
2012	101	FV	660,000	16200	1.89	517,600	1,193,800	1,193,800	Year End	1/26/2012
2011	101	FV	692,400	16200	1.89	535,200	1,243,800	1,243,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MYGATT SAMUEL G	1377-70		11/19/2009	FAMILY		1	No	No		
THOMAS DOOLEY	888-195		5/31/1977		78500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/2/2012	4992	RENOVATI	12,600	C				repair sheathing &
9/22/1999	1800	ROOF		C	4/17/2000			4/17/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS/EXT INS	611	P MULHERN
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/19/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

