



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOFFMAN TR KERRY CLARKE
Owner 2:	HOFFMAN TR PAUL A
Owner 3:	P K REALTY TRUST
Street 1:	45 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	C B HOMEBUILDERS INC -
Owner 2:	-
Street 1:	413 BOSTON POST ROAD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	LOT 14 BACKS UP

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	589,400		1.837	646,400	1,235,800	3062.00	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: 406.58						/Parcel: 406.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	589,400	0	1.837	646,400	1,235,800	1,235,800	Year End Roll	9/28/2017
2017	101	FV	548,000	0	1.837	640,000	1,188,000	1,188,000	Year End Roll	9/29/2016
2016	101	FV	531,600	0	1.837	621,600	1,153,200	1,153,200	Year End Roll	1/14/2016
2015	101	FV	526,600	0	1.837	575,200	1,101,800	1,101,800	Year End	10/2/2014
2014	101	FV	527,300	0	1.837	536,000	1,063,300	1,063,300	Year End Roll	1/23/2014
2013	101	FV	516,200	0	1.837	520,000	1,036,200	1,036,200	Year End Roll	10/25/2012
2012	101	FV	527,300	0	1.84	433,400	960,700	960,700	Year End	1/26/2012
2011	101	FV	538,300	0	1.84	447,900	986,200	986,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
C B HOMEBUILDER	1207-95		6/30/1999		911629	No	No			
CORBIN REALTY L	1207-94		6/30/1999	CHANGE IN US	310000	Yes	No			
DOOLEY THOMAS J	842-34		10/17/1973	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2017	6749	RENOVATI	19,000	O				Remodel a bathroom
8/29/2012	5152	MANUAL	30,525	C				install solar pane
8/15/2012	5137	ROOF	3,666	C				strip & re-roof ba
12/22/1998	1600	NEW HOME	205,000	C	2/20/1999			
9/29/1998	1536	NEW HOME	15,000	C	2/20/1999			foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
3/1/2000	MEAS+INSPCTD	600	PA
5/29/1999	MEAS+INSPCTD	602	D TUCKER

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

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,400	SpI Credit		Total:	646,400
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

