



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SADOSKI TR CORINNE E
Owner 2:	
Owner 3:	CORINNE SADOSKI REVOCABLE TRST
Street 1:	43 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SADOSKI - CORINNE E
Owner 2:	-
Street 1:	43 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		
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		0.0034		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									102						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	685,700		1.840	646,500	1,332,200
Total Card		685,700	1.840	646,500	1,332,200
Total Parcel		685,700	1.840	646,500	1,332,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 359.18		/Parcel: 359.18	

Legal Description	User Acct
4/2007 1/2 abandoned Heywood Street added to record	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	685,700	0	1.84	646,500	1,332,200	1,332,200	Year End Roll	9/28/2017
2017	101	FV	637,900	0	1.84	640,100	1,278,000	1,278,000	Year End Roll	9/29/2016
2016	101	FV	619,200	0	1.84	621,700	1,240,900	1,240,900	Year End Roll	1/14/2016
2015	101	FV	613,500	0	1.84	575,300	1,188,800	1,188,800	Year End	10/2/2014
2014	101	FV	620,100	0	1.84	536,100	1,156,200	1,156,200	Year End Roll	1/23/2014
2013	101	FV	607,500	0	1.84	520,100	1,127,600	1,127,600	Year End Roll	10/25/2012
2012	101	FV	620,100	0	1.84	540,100	1,160,200	1,160,200	Year End	1/26/2012
2011	101	FV	632,700	0	1.84	558,500	1,191,200	1,191,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SADOSKI,CORINNE	1481-111		11/23/2015	FAMILY		1	No	No		
Blickman,Johan	1423-20		9/10/2012	FAMILY		1	No	No		
CB HOMEBUILDERS	1180-98		11/25/1997	CHANGE IN US	847730	No	No			
CORBIN REALTY L	1180-97		11/24/1997	CONVENIENC	340000	No	No			
DOOLEY THOMAS J	1171-149		5/24/1997	CHANGE IN US	335000	Yes	No		CFT0208299FIN\$699000	
	842-34		10/17/1973			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/21/1997	1187	NEW HOME	225,000	C	7/16/1997			10% 3/14/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
3/14/1998	MEAS+INSPCTD	602	D TUCKER
7/16/1997	MEAS+INSPCTD	600	PA

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

