



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 41 |        | OLD CONCORD RD, LINCOLN |

**OWNERSHIP**

|           |                      |
|-----------|----------------------|
| Owner 1:  | ROSEN PHILIP BRADLEY |
| Owner 2:  | STECKLER ERICA LYNN  |
| Owner 3:  |                      |
| Street 1: | 41 OLD CONCORD RD    |
| Street 2: |                      |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry Own Occ: Y  |
| Postal:   | 01773 Type:          |

**PREVIOUS OWNER**

|           |                   |
|-----------|-------------------|
| Owner 1:  | FAVALORO GEORGE - |
| Owner 2:  | FAVALORO ANNE J - |
| Street 1: | 41 OLD CONCORD RD |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773             |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101          | 970,200         |                                | 1.837     | 646,400    | 1,616,600   |                   | 0         |
|              |                 |                                |           |            |             |                   | GIS Ref   |
|              |                 |                                |           |            |             |                   | GIS Ref   |
| Total Card   | 970,200         |                                | 1.837     | 646,400    | 1,616,600   | Entered Lot Size  |           |
| Total Parcel | 970,200         |                                | 1.837     | 646,400    | 1,616,600   | Total Land:       |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 323.20     | /Parcel:    | 323.20            | Insp Date |
|              |                 |                                |           |            |             | Land Unit Type:   | 08/05/13  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 970,200    | 0         | 1.837     | 646,400    | 1,616,600   | 1,616,600     | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 861,500    | 0         | 1.837     | 640,000    | 1,501,500   | 1,501,500     | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 825,800    | 0         | 1.837     | 621,600    | 1,447,400   | 1,447,400     | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 818,500    | 0         | 1.837     | 575,200    | 1,393,700   | 1,393,700     | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 773,300    | 0         | 1.837     | 536,000    | 1,309,300   | 1,309,300     | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 758,600    | 0         | 1.837     | 520,000    | 1,278,600   | 1,278,600     | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 773,300    | 0         | 1.84      | 497,500    | 1,270,800   | 1,270,800     | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 722,600    | 0         | 1.84      | 514,400    | 1,237,000   | 1,237,000     | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V   | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|-----------------|-------|
| FAVALORO GEORGE | 1388-50   |      | 8/4/2010   |              | 1340000    | No  | No  |       |                 |       |
| SCIERA BRIAN T, | 1227-130  |      | 9/19/2000  |              | 1300000    | No  | No  |       |                 |       |
| C B HOMEBUILDER | 1193-189  |      | 9/11/1998  |              | 940000     | No  | No  |       |                 |       |
| CORBIN REALTY L | 1193-188  |      | 9/11/1998  | CHANGE IN US | 310000     | Yes | No  |       |                 |       |
| DOOLEY THOMAS J | 1181-183  |      | 12/22/1997 |              | 293000     | Yes | No  |       |                 |       |
|                 | 842-34    |      | 10/17/1973 |              | 0          | No  | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 7/7/2014   | 5814   | FINISH B | 8,000   | C   | 5/29/2015  |          |          | Remodel basement r |
| 3/18/2011  | 4661   | MANUAL   | 1,184   | C   |            |          |          | install air sealin |
| 12/18/1997 | 1323   | NEW HOME | 250,000 | C   | 6/24/1998  |          |          | 6/24/98 80%        |

**ACTIVITY INFORMATION**

| Date      | Result        | By  | Name       |
|-----------|---------------|-----|------------|
| 5/29/2015 | PERMIT VISIT  | 619 | DH         |
| 8/5/2013  | MEAS/EXT INS  | 25  | D ERSKINE  |
| 5/26/2007 | MEAS/EXT INS  | 616 | D MANZELLO |
| 7/11/1999 | MEAS/EXT INS  | 600 | PA         |
| 2/20/1999 | MEAS+INSPECTD | 602 | D TUCKER   |
| 6/24/1998 | MEAS+INSPECTD | 600 | PA         |

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 | Spl Credit |  | Total: | 646,400 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

