



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAIDNAWEY THOMAS M
Owner 2:	SAIDNAWEY DENNA A
Owner 3:	
Street 1:	33 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOOLEY JR - THOMAS J
Owner 2:	DOOLEY - HELEN
Street 1:	218 COMMONWEALTH AVE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02116 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,241,100		1.837	646,400	1,887,500	See April 2009 plan for reconfiguration of lot lines with parcel 61-4-6.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 475.92			/Parcel: 475.92	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	1,241,100	0	1.837	646,400	1,887,500	1,887,500	Year End Roll	9/28/2017
2017	101	FV	1,102,000	0	1.837	640,000	1,742,000	1,742,000	Year End Roll	9/29/2016
2016	101	FV	1,056,500	0	1.837	621,600	1,678,100	1,678,100	Year End Roll	1/14/2016
2015	101	FV	768,400	0	1.837	575,200	1,343,600	1,343,600	Year End	10/2/2014
2014	130	FV		0	1.837	536,000	536,000	536,000	Year End Roll	1/23/2014
2013	130	FV		0	1.837	520,000	520,000	520,000	Year End Roll	10/25/2012
2012	130	FV		0	3.001	539,000	539,000	539,000	Year End	1/26/2012
2011	130	FV		0	2.563	542,900	542,900	542,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOOLEY JR, THOMA	1445-89		11/21/2013	OTHER	775000	No	No			
	842-34		10/17/1973		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/2015	6082	WDK	18,000	C	7/14/2015			Amend permit 5597
3/17/2014	5673	MANUAL	31,900	C				sheet metal work f
11/6/2013	5597	NEW HOME	689,240	C	7/14/2015			new home 5935 sqft

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/5/2014	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

