



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOOLEY JR THOMAS J
Owner 2:	DOOLEY HELEN
Owner 3:	
Street 1:	218 COMMONWEALTH AV
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.327 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
131	POTENTL		1.49		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									8,940						8,900	Wetland

Total AC/HA:	3.32655	Total SF/SM:	144904.52	Parcel LUC:	131 POTENTL	Prime NB Desc	RES CAT 3	Total:	551,340	SpI Credit		Total:	551,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
131			3.327	551,300	551,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	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	131	FV		0	3.327	551,300	551,300	551,300	Year End Roll	9/28/2017
2017	131	FV		0	3.327	520,900	520,900	520,900	Year End Roll	9/29/2016
2016	131	FV		0	3.327	505,700	505,700	505,700	Year End Roll	1/14/2016
2015	131	FV		0	3.327	468,900	468,900	468,900	Year End	10/2/2014
2014	131	FV		0	3.327	420,900	420,900	420,900	Year End Roll	1/23/2014
2013	131	FV		0	3.327	408,900	408,900	408,900	Year End Roll	10/25/2012
2012	131	FV		0	2.167	408,600	408,600	408,600	Year End	1/26/2012
2011	131	FV		0	3.33	422,200	422,200	422,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	61 4 6
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	20:49:44

LAST REV

Date	Time
07/30/12	10:50:47

brennanp
1764

