



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
140		CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	KASPER CHRISTIAN G
Owner 2:	KASPER CAROLE M
Owner 3:	
Street 1:	140 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4100 Type:

**PREVIOUS OWNER**

Owner 1:	JONES ANNE L TR -
Owner 2:	JONES GRAHAM E TR -
Street 1:	140 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4100

**NARRATIVE DESCRIPTION**

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1809, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 Infl	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		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,890						19,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	732,700	11,600	2.500	666,300	1,410,600	3914	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 511.46						/Parcel: 511.46	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Year End Roll	9/28/2017
2017	101	FV	662,600	11600	2.5	659,900	1,334,100	1,334,100	Year End Roll	9/29/2016
2016	101	FV	641,600	11600	2.5	641,500	1,294,700	1,294,700	Year End Roll	1/14/2016
2015	101	FV	607,500	11600	2.5	595,100	1,214,200	1,214,200	Year End	10/2/2014
2014	101	FV	583,200	11600	2.5	555,900	1,150,700	1,150,700	Year End Roll	1/23/2014
2013	101	FV	568,600	11600	2.5	539,900	1,120,100	1,120,100	Year End Roll	10/25/2012
2012	101	FV	568,600	11600	2.5	591,900	1,172,100	1,172,100	Year End	1/26/2012
2011	101	FV	593,000	11600	2.5	601,300	1,205,900	1,205,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONES ANNE L TR	53545-365		9/16/2009		1320000	No	No			
JONES ANNE L,	50569-118		1/8/2008	FAMILY	100	No	No			
PAGANO ROBERT P	49197-166		3/29/2007		1525000	No	No			
PAGANO ROBERT P	34023-47		11/9/2001	CONVENIENC	1	No	No			
DEWEY, EDWARD	24752-151		8/2/1994		675000	No	No			
EDWARD + ZELLA	14570-533		3/29/1982	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2009	4308	RENOVATI	15,000	C	7/15/2010			replace win;add in
9/8/2009	4258	RENOVATI	14,000	C	11/12/2009			reframe fl & patch
3/25/2009	4139	RENOVATI	24,500	C	7/15/2010			remove stairway an
5/9/2005	3172	WDK	3,000	C				
10/12/2004	3063	RENOVATI	22,000	C				construct mudroom
7/21/2004	2983	RENOVATI	25,000	C	5/14/2005			bathroom & closet
8/10/1999	1772	ROOF		C	4/18/2000			4/18/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/15/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPCTD	50	J NOONE
6/13/2006	MEAS/EXT INS	50	J NOONE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
4/18/2000	MEAS/EXT INS	611	P MULHERN
1/27/1996	MEAS/EXT INS	606	J SMITH
7/17/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**BATH FEATURES**

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: GOOD

**COMMENTS**

125' FROM ROAD AUGUSTUS F. HAYDEN HSE.

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units: 1, Level: FY LR DR D K FR RR BR FB HB L O, Other: , Upper: , Lvl 1: , Lvl 2: , Lower: , Totals: RMs: 10, BRs: 5, Baths: 2, HB: 1

**GENERAL INFORMATION**

Table with general information: Grade: A - VERY GOOD, Year Blt: 1809, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

**CONDO INFORMATION**

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

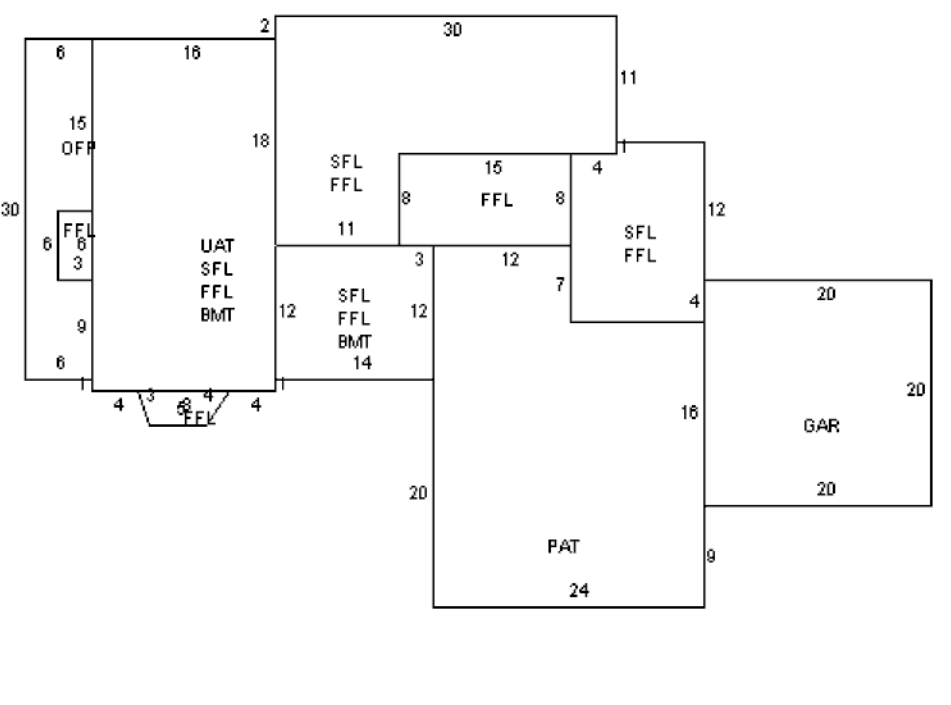
**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 5

**SKETCH**



**INTERIOR INFORMATION**

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr:

**DEPRECIATION**

Table with depreciation details: Phys Cond: VG - Very Good, 17%, Functional: , Economic: , Special: , Override: , Total: 17%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 99.00, Size Adj.: 0.96754897, Const Adj.: 1.00979996, Adj \$ / SQ: 96.726, Other Features: 80715, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 882803, Depreciation: 150076, Depreciated Total: 732726

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 977400.0000, Juris. Factor: , Val/Su Fin: 265.66, Special Features: 0, Val/Su Net: 154.51, Final Total: 732700, Val/Su SzAd: 265.66

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,742, Total: 311,642, Size Ad: 2758, Gross Area: 5164, FinArea: 2758

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**SPEC FEATURES/YARD ITEMS**

Table with spec features/yard items: Code, Description, A Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

**PARCEL ID**

155 14 0

**IMAGE**

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items: 11,600, Total Special Features: , Total: 11,600