

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAINE JACKSON A
Owner 2:	CAINE CAROLYN
Owner 3:	ARDERY JOSEPH L
Street 1:	177 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	THE FOOD PROJECT INC -
Owner 2:	-
Street 1:	10 LEWIS ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		41382		SQUARE FE	PRIME SITE		0	6.14	1.653	R2									420,066						420,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	138,000		0.950	420,100	558,100
Total Card		138,000	0.950	420,100	558,100
Total Parcel		138,000	0.950	420,100	558,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.19		/Parcel: 412.19	

Legal Description	User Acct
	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	138,000	0	.95	420,100	558,100	558,100	Year End Roll	9/28/2017
2017	905	FV	136,600	0	.95	407,800	544,400	544,400	Year End Roll	9/29/2016
2016	905	FV	135,200	0	.95	407,800	543,000	543,000	Year End Roll	1/14/2016
2015	905	FV	132,300	0	.95	345,500	477,800	477,800	Year End	10/2/2014
2014	905	FV	121,100	0	.95	309,900	431,000	431,000	Year End Roll	1/23/2014
2013	905	FV	118,400	0	.95	301,000	419,400	419,400	Year End Roll	10/25/2012
2012	905	FV	118,400	0	.95	376,300	494,700	494,700	Year End	1/26/2012
2011	905	FV	122,400	0	.95	382,400	504,800	504,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THE FOOD PROJEC	69308-367		5/19/2017	INVOLV CHARI	601000	No	No			
MOLLER CYNTHIA,	43830-167		10/1/2004	INVOLV CHARI	435000	No	No			
M LILLIAN HUMPH	12288-581		9/19/1972		45000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2011	4867	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
5/10/1996	MEAS+INSPCTD	606	J SMITH
1/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

