



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIMBEL TR KATHERINE J
Owner 2:	
Owner 3:	KATHERINE GIMBEL REVOC TRUST
Street 1:	167 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4115 Type:

PREVIOUS OWNER

Owner 1:	GIMBEL - KATHERINE J
Owner 2:	-
Street 1:	167 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4115

NARRATIVE DESCRIPTION

This Parcel contains 2.497 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1880, Having Primarily ASPHALT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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	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 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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.66		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									3,960						4,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	258,400	400	2.497	495,200	754,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 440.29						/Parcel: 440.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	258,400	400	2.497	495,200	754,000	754,000	Year End Roll	9/28/2017
2017	101	FV	256,400	400	2.497	480,800	737,600	737,600	Year End Roll	9/29/2016
2016	101	FV	254,400	400	2.497	480,800	735,600	735,600	Year End Roll	1/14/2016
2015	101	FV	240,600	400	2.497	408,000	649,000	649,000	Year End	10/2/2014
2014	101	FV	230,700	400	2.497	366,400	597,500	597,500	Year End Roll	1/23/2014
2013	101	FV	224,800	400	2.597	356,600	581,800	581,800	Year End Roll	10/25/2012
2012	101	FV	224,800	400	2.6	421,800	647,000	647,000	Year End	1/26/2012
2011	101	FV	234,700	400	2.6	428,600	663,700	663,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIMBEL, KATHERIN	68778-71		1/19/2017	CONVENIENC		1	No	No		
JAMES MOSS	19589-199		1/11/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2005	3201	RENOVATI	47,400	C	4/22/2006			kitchen
7/10/1996	1000-96	MANUAL	5,900	C	5/24/1997			RE ROOF
10/14/1994	595-94	ADDITION		C	8/25/1995			
6/21/1994	502-94	RENOVATI	6,500	C	8/25/1995			
4/12/1994	447	MANUAL	1,500	C	8/25/1995			COOP
4/13/1993	213	RENOVATI	1,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
5/24/1997	MEAS/EXT INS	602	D TUCKER
1/20/1996	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
12/17/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE	
Sty Ht:	1T - 1T	
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	11 - ASPHALT	
Sec Wall:	2 - CLAPBOAR	50 %
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

COMMENTS

INTERIOR FAIR CRACKED PLASTER WALLS,
NEEDS FLR COVERINGS. BATHROOMS
ANDBEDROOMS ARE OKAY .

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	2 - SOFTWOO	50 %
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	GD - Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	1.10036492
Const Adj.:	0.98455501
Adj \$ / SQ:	107.254
Other Features:	59500
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	349176
Depreciation:	90786
Depreciated Total:	258391

COMPARABLE SALES

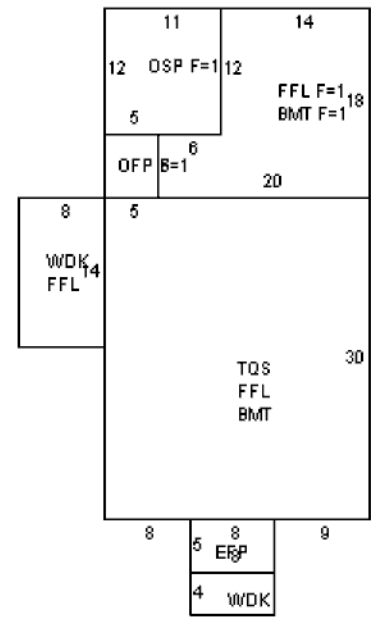
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 283700.0000
Juris. Factor:		Val/Su Fin:	150.85	
Special Features:	0	Val/Su Net:	83.44	
Final Total:	258400	Val/Su SzAd:	150.89	

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
2	SHED/FR	D	Y		148		A	AV	1988	15.00	T	50	101		400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,150	107.250	123,342	
BMT	BASEMENT	1,038	26.810	27,832	
TQS	3/4 STORY	563	107.250	60,330	
WDK	WOOD DECK	144	24.150	3,477	
OSP	SCRN PORCH	132	22.500	2,970	
EFP	ENCL PORCH	40	36.000	1,440	
OPF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		3,097	Total:	219,841	
Size Ad	1712.5	Gross Area	3284	FinArea	1713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

