



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JENSEN RICHARD W
Owner 2:	SINGH SABITA
Owner 3:	
Street 1:	PO BOX 336
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0336 Type:

PREVIOUS OWNER

Owner 1:	Masonic Health System Of Mass -
Owner 2:	-
Street 1:	PO Box 88
Twn/City:	Charlton
St/Prov:	MA Cntry
Postal:	01507

NARRATIVE DESCRIPTION

This Parcel contains 1.98 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1939, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									4,290						4,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	372,200	27,100	1.980	495,500	894,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 213.61						/Parcel: 213.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Year End Roll	9/28/2017
2017	101	FV	355,000	27100	1.98	481,100	863,200	863,200	Year End Roll	9/29/2016
2016	101	FV	332,200	27100	1.98	481,100	840,400	840,400	Year End Roll	1/14/2016
2015	101	FV	316,700	27100	1.98	408,300	752,100	752,100	Year End	10/2/2014
2014	101	FV	313,200	27100	1.98	366,700	707,000	707,000	Year End Roll	1/23/2014
2013	101	FV	306,400	27100	1.98	356,300	689,800	689,800	Year End Roll	10/25/2012
2012	101	FV	309,100	18800	.99	375,200	703,100	703,100	Year End	1/26/2012
2011	101	FV	319,500	18800	.99	381,400	719,700	719,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Masonic Health	59543-401		7/18/2012	MULTI-PARCEL	800000	No	No			
SCHEFF BENSON H	58307-527		1/18/2012	MULTI-PARCEL	703000	No	No			
ROBERT M. MALLO	12038-39		7/19/1971		75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/16/2016	6371	APARTMEN		C	4/16/2016			Amend permit #5755
5/22/2014	5755	RENOVATI	90,000	C	5/29/2015			Renovate kitchen a
11/21/2001	2399	MANUAL	27,000	C	5/1/2002			sunroom
9/21/2001	2348	MANUAL	25,000	C	5/1/2002			deck, replace stai
3/28/2001	2180	ADDITION	80,000	C	6/15/2001			2 bedrooms and enl

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
12/1/2008	MEAS/EXT INS	25	D ERSKINE
5/1/2002	MEAS/EXT INS	613	M COLE
6/15/2001	MEAS+INSPCTD	613	M COLE
1/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

