



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KENT JAMES L
Owner 2:	KENT LI
Owner 3:	
Street 1:	202 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	ORAVECZ - TAMAS
Owner 2:	PALL - MARINA
Street 1:	202 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

**NARRATIVE DESCRIPTION**

This Parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1926, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									180						200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	697,800	6,300	1.867	491,400	1,195,500		0
							GIS Ref
							GIS Ref
Total Card	697,800	6,300	1.867	491,400	1,195,500	Entered Lot Size	
Total Parcel	697,800	6,300	1.867	491,400	1,195,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		457.40	/Parcel:	457.40	Insp Date
						Land Unit Type:	11/22/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	697,800	6300	1.867	491,400	1,195,500	1,195,500	Year End Roll	9/28/2017
2017	101	FV	625,900	6300	1.867	477,000	1,109,200	1,109,200	Year End Roll	9/29/2016
2016	101	FV	610,600	6300	1.867	477,000	1,093,900	1,093,900	Year End Roll	1/14/2016
2015	101	FV	389,700	5100	1.867	404,200	799,000	799,000	Year End	10/2/2014
2014	101	FV	386,500	5100	1.867	362,600	754,200	754,200	Year End Roll	1/23/2014
2013	101	FV	380,000	5100	1.867	352,200	737,300	737,300	Year End Roll	10/25/2012
2012	101	FV	380,000	5100	1.87	385,800	770,900	770,900	Year End	1/26/2012
2011	101	FV	371,300	5100	1.87	392,000	768,400	768,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORAVECZ,TAMAS	71461-424		8/13/2018		1080000	No	No			
GUPTA,GAUTAM	64548-235		11/21/2014		1180000	No	No			
REMIEN TR,MARY	63647-460		5/22/2014	SUBSEQUENT S	1205000	No	No			
REMIEN MARY,	44603-406		2/7/2005	CONVENIENC		1	No	No		house gutted after sale
COUSINS LAURENC	44334-341		12/20/2004		805000	No	No			
	7365-198		11/19/1948		15000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2005	3173	RENO-ADD	200,000	C	6/17/2006			frt & rear add, en

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	D VELUTTI
5/9/2005	MEAS+INSPCTD	600	PA
5/9/1996	MEAS+INSPCTD	606	J SMITH
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.86655	Total SF/SM:	81306.91	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	491,380	Spl Credit		Total:	491,400
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**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A	- VERY GOOD
Year Bt:	1926	Eff Yr Bt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

**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
12	POOL I-G	D	Y	1	600	G	GD	1975	27.50	T	65	101			5,800			5,800
2	SHED/FR	D	Y	1	96	A	GD	1975	15.00	T	65	101			500			500

More: N	Total Yard Items:	6,300	Total Special Features:	
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	VG	- Very Good	17	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			17	%

**CALC SUMMARY**

Basic \$ / SQ:	79.00
Size Adj.:	0.99262029
Const Adj.:	1.01989794
Adj \$ / SQ:	79.977
Other Features:	120415
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	840781
Depreciation:	142933
Depreciated Total:	697848

**COMMENTS****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	RM	9	BR	3	Bath	2	HB	1				

**REMODELING**

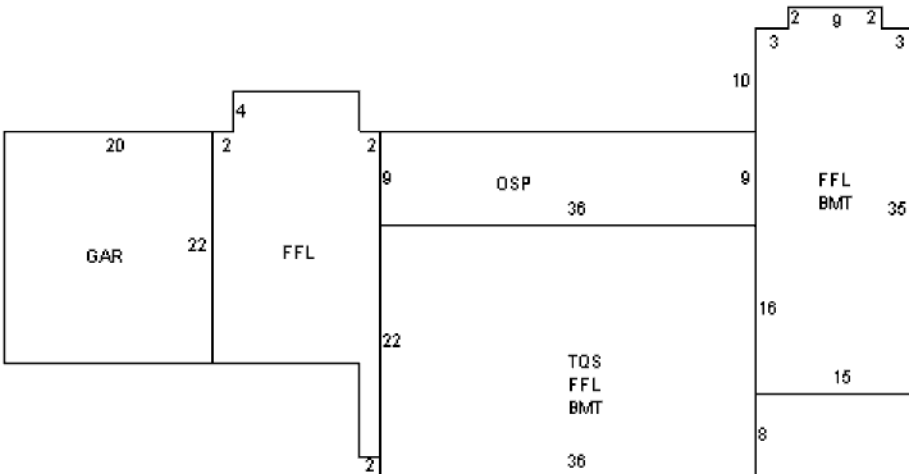
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

**COMPARABLE SALES**

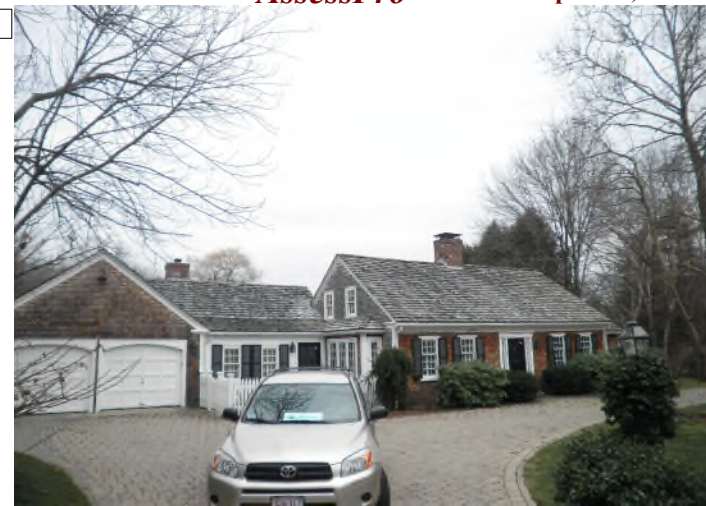
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 510900.0000
Juris. Factor:		Val/Su Fin:	266.95	
Special Features:	0	Val/Su Net:	150.26	
Final Total:	697800	Val/Su SzAd:	282.17	

**PARCEL ID** 160 7 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,825	79.980	145,959
BMT	BASEMENT	1,407	22.990	32,352
TQS	3/4 STORY	648	79.980	51,825
GAR	GARAGE	440	36.000	15,840
OSP	SCRN PORCH	324	22.500	7,290
Net Sketched Area:	4,644	Total:		253,266
Size Ad	2473	Gross Area	4860	FinArea 2614

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		10	G

**IMAGE****AssessPro** Patriot Properties, Inc

Total:	6,300
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