



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEINBERG JONATHAN
Owner 2:	MCVETY KATHERINE M
Owner 3:	
Street 1:	217 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Pearmain Tr - Claire Anne
Owner 2:	-
Street 1:	PO Box 281
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-0281

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		64904		SQUARE FE	PRIME SITE		0	9.96	1.163	R5									751,693						751,700	

Total AC/HA:	1.48999	Total SF/SM:	64903.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	751,693	Spl Credit	Total:	751,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	290,100	2,200	1.490	751,700	1,044,000		0
							GIS Ref
							GIS Ref
Total Card	290,100	2,200	1.490	751,700	1,044,000	Entered Lot Size	
Total Parcel	290,100	2,200	1.490	751,700	1,044,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	467.95	/Parcel:	467.95	Land Unit Type:	Insp Date
							05/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	290,100	2200	1.49	751,700	1,044,000	1,044,000	Year End Roll	9/28/2017
2017	101	FV	286,500	800	1.49	751,700	1,039,000	1,039,000	Year End Roll	9/29/2016
2016	101	FV	284,200	800	1.49	702,600	987,600	987,600	Year End Roll	1/14/2016
2015	101	FV	277,300	800	1.49	650,600	928,700	928,700	Year End	10/2/2014
2014	101	FV	258,900	800	1.49	641,500	901,200	901,200	Year End Roll	1/23/2014
2013	101	FV	254,300	800	1.49	622,600	877,700	877,700	Year End Roll	10/25/2012
2012	101	FV	254,300	800	1.49	610,000	865,100	865,100	Year End	1/26/2012
2011	101	FV	258,900	800	1.49	651,500	911,200	911,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Pearmain Tr,Cla	59311-293		6/18/2012	MULTI-PARCEL	788500	No	No			
PEARMAIN CLAIRE	34910-601		2/27/2002	CONVENIENC	99	No	No			
PEARMAIN, WILLI	25152-140		1/30/1995	CONVENIENC	0	No	No			
BURTON PRISCILL	13204-283		6/6/1977		94000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2013	5389	MANUAL	18,640	C				replair balconies
10/25/2012	5204	WOOD STO		C				install wood burni
6/20/2012	5078	WINDOWS	24,995	C				remove & replace 3
6/19/2012	5077	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	J SMITH
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

