



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	213 CONCORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	20 CUSTOM HOUSE ST SUITE 830
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02110 Type:

**PREVIOUS OWNER**

Owner 1:	PICKMAN - ANTHONY
Owner 2:	PICKMAN - ALICE L
Street 1:	213 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

**NARRATIVE DESCRIPTION**

This Parcel contains 2.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									990						1,000	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									1,080						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	558,500	6,900	2.050	897,300	1,462,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 394.22						/Parcel: 394.22	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	558,500	6900	2.05	897,300	1,462,700	1,462,700	Year End Roll	9/28/2017
2017	101	FV	549,300	6900	2.05	897,300	1,453,500	1,453,500	Year End Roll	9/29/2016
2016	101	FV	534,000	6900	2.05	870,900	1,411,800	1,411,800	Year End Roll	1/14/2016
2015	101	FV	520,400	6900	2.05	806,900	1,334,200	1,334,200	Year End	10/2/2014
2014	101	FV	484,100	6900	2.05	794,100	1,285,100	1,285,100	Year End Roll	1/23/2014
2013	101	FV	475,000	6900	2.05	770,100	1,252,000	1,252,000	Year End Roll	10/25/2012
2012	101	FV	475,000	6900	2.05	886,100	1,368,000	1,368,000	Year End	1/26/2012
2011	101	FV	500,200	6900	2.05	946,400	1,453,500	1,453,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKMAN, ANTHONY	66061-397		9/11/2015	PVT SALE	1160000	No	No			
	9330-181		2/19/1959		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2017	6869	MANUAL	6,000	C	3/19/2018			Install steel beam

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	J SMITH
12/5/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.04955	Total SF/SM:	89278.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:	897,270	Spl Credit		Total:	897,300
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