



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STINSON DOUGLAS W
Owner 2:	STINSON CLAIRE C
Owner 3:	
Street 1:	191 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4123 Type:

**PREVIOUS OWNER**

Owner 1:	MURPHY RUTH M -
Owner 2:	-
Street 1:	191 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4123

**NARRATIVE DESCRIPTION**

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1724, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	643,000	15,000	2.760	674,100	1,332,100	1826	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.02						/Parcel: 382.02	Insp Date
							11/10/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	643,000	15000	2.76	674,100	1,332,100	1,332,100	Year End Roll	9/28/2017
2017	101	FV	609,500	15000	2.76	667,700	1,292,200	1,292,200	Year End Roll	9/29/2016
2016	101	FV	597,500	15000	2.76	649,300	1,261,800	1,261,800	Year End Roll	1/14/2016
2015	101	FV	563,100	15000	2.76	602,900	1,181,000	1,181,000	Year End	10/2/2014
2014	101	FV	538,500	15000	2.76	563,700	1,117,200	1,117,200	Year End Roll	1/23/2014
2013	101	FV	523,700	15000	2.76	547,700	1,086,400	1,086,400	Year End Roll	10/25/2012
2012	101	FV	523,700	15000	3.	574,900	1,113,600	1,113,600	Year End	1/26/2012
2011	101	FV	548,300	15000	3.	593,300	1,156,600	1,156,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY RUTH M,	31489-530		5/12/2000		862000	No	No			
MURPHY WILLIAM	14168-395		12/18/1980	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/20/2012	5246	RENOVATI	3,100	C				replace 30' of sof
11/4/2008	4081	ROOF		C				strip & re-roof
10/5/2007	3785	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/10/2009	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	D VELUTTI
5/7/1996	MEAS+INSPCTD	606	J SMITH
1/23/1996	ENTRY DENIED	606	J SMITH
12/5/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.75955	Total SF/SM:	120206.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	674,090	SpI Credit		Total:	674,100
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

**EXTERIOR INFORMATION**

Type:	1 - ANTIQUE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

ADAMS-WHEELER HSE.

**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1724	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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	RM:	10	BR:	5	Bath:	3	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	2
Totals			
1	10	5	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	99.00
Size Adj.:	0.92206770
Const Adj.:	1.00979996
Adj \$ / SQ:	92.179
Other Features:	85500
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	774741
Depreciation:	131706
Depreciated Total:	643035

**COMPARABLE SALES**

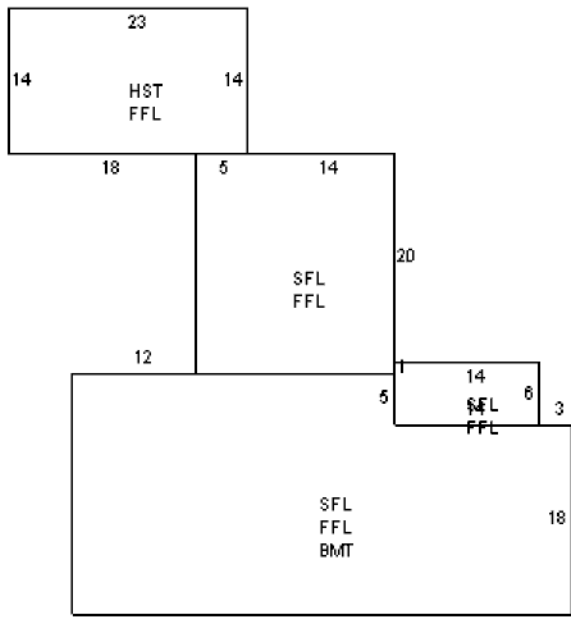
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1265821.836
Juris. Factor:		Val/Su Fin:		184.40
Special Features:	0	Val/Su Net:		142.70
Final Total:	643000	Val/Su SzAd:		184.40

**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
3	GARAGE	D	Y	1	1040	A	AV	1910	36.00	T	60	101			15,000			15,000

**PARCEL ID**

160 24 0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,824	92.180	168,135	
SFL	2ND FLOOR	1,502	92.180	138,453	
BMT	BASEMENT	1,019	23.040	23,483	
HST	HALF STORY	161	92.180	14,841	
Net Sketched Area:		4,506	Total:	344,912	
Size Ad	3487	Gross Area	4667	FinArea	3487

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	15,000	Total Special Features:		Total:	15,000
-------	---	-------------------	--------	-------------------------	--	--------	--------