

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,100	4,500	1.300	448,100	733,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 268.56						/Parcel: 268.56	

OWNERSHIP

Owner 1:	CUMMINGS BRIAN F
Owner 2:	
Owner 3:	
Street 1:	188 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	281,100	200	1.3	448,100	729,400	729,400	Year End Roll	9/28/2017
2017	101	FV	278,500	200	1.3	435,000	713,700	713,700	Year End Roll	9/29/2016
2016	101	FV	275,900	200	1.3	435,000	711,100	711,100	Year End Roll	1/14/2016
2015	101	FV	270,800	200	1.3	368,600	639,600	639,600	Year End	10/2/2014
2014	101	FV	260,500	200	1.3	330,600	591,300	591,300	Year End Roll	1/23/2014
2013	101	FV	255,300	200	1.5	332,600	588,100	588,100	Year End Roll	10/25/2012
2012	101	FV	255,300	200	1.5	415,800	671,300	671,300	Year End	1/26/2012
2011	101	FV	263,100	200	1.5	422,600	685,900	685,900	Year End	2/10/2011

PREVIOUS OWNER

Owner 1:	CUMMINGS - BRIAN F
Owner 2:	CUMMINGS - RHONDA M
Street 1:	188 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4121

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUMMINGS, BRIAN	144-65		10/8/2013	FAMILY		1	No	No		
CLARK, DAVID TA	1147-139		10/25/1995		280000	No	No			CERT 203489
MCLAUGHLIN ROBE	1095-195		6/2/1992		205000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/23/2002	2604	W/S FLUE		C				
4/17/2002	2474	ADDITION	36,000	C	5/15/2004			kit expan,bath,mst
9/5/2001	2334	MANUAL		C	7/6/2002			carport
3/26/1999	1665	MANUAL	500	C	5/29/1999			small porch 4/17/0

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
11/2/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
5/15/2004	ENTRY DENIED	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	ENTRY DENIED	613	M COLE
4/17/2000	MEAS/EXT INS	611	P MULHERN
5/29/1999	MEAS/EXT INS	602	D TUCKER
1/20/1996	MEAS/EXT INS	606	J SMITH

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	6.14	1.289	R2									448,149						448,100	

Total AC/HA:	1.30000	Total SF/SM:	56628.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	448,149	Spl Credit		Total:	448,100
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

