



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CMARC INC
Owner 2:	C/O NUPATH, INC
Owner 3:	
Street 1:	147 NEW BOSTON ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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
905	CHARITY		43560		SQUARE FE	PRIME SITE		0	6.35	1.586	R2									438,582						438,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	449,600		1.000	438,600	888,200
Total Card	449,600		1.000	438,600	888,200
Total Parcel	449,600		1.000	438,600	888,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		288.85	/Parcel: 288.85

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/07/09
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	905	FV	419,800	0	1.	424,100	843,900	843,900	Create Final value 2019	6/4/2019
2018	905	FV	419,800	0	1.	424,100	843,900	843,900	Year End Roll	9/28/2017
2017	905	FV	409,700	0	1.	411,600	821,300	821,300	Year End Roll	9/29/2016
2016	905	FV	397,100	0	1.	411,600	808,700	808,700	Year End Roll	1/14/2016
2015	905	FV	393,700	0	1.	348,800	742,500	742,500	Year End	10/2/2014
2014	905	FV	352,400	0	1.	312,900	665,300	665,300	Year End Roll	1/23/2014
2013	905	FV	345,800	0	1.	303,900	649,700	649,700	Year End Roll	10/25/2012
2012	905	FV	352,400	0	1.	379,900	732,300	732,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SKILLERN KEVIN	51836-385		10/28/2008	INVOLV CHARI	945000	No	No			
HOVET ANDREW S,	35825-519		7/2/2002		690000	No	No			
QUADRI MICHAEL	28445-211		4/14/1998		435000	No	No			
QUADRI MICHAEL/	22689-167		12/4/1992	FAMILY		1	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/2/2014	5965	ROOF	13,808	C				Strip and re-roof
11/5/2008	4087	RENOVATI	20,000	C	1/6/2009			open wall between
9/17/2002	2580	RENOVATI	102,000	C	6/18/2003			dormer for master
11/13/1996	1084-96	RENO-ADD	30,000	C	5/24/1997			
9/25/1996	1052-96	MANUAL	8,000	C	5/24/1997			DECK
7/15/1996	1002-96	MANUAL		C	5/24/1997			RMV PORC
8/4/1994	541-94	RENOVATI	1,000	C	8/24/1995			
7/21/1994	532-94	FENCE	500	C	8/18/1995			
9/2/1992	133	FINISH B	1,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2009	PERMIT VISIT	25	D ERSKINE
4/7/2009	MEAS+INSPCTD	100	
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
6/18/2003	MEAS+INSPCTD	615	
4/23/1999	MEAS+INSPCTD	600	
5/24/1997	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 2	Total:	438,582	Spl Credit:		Total:	438,600
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EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1939
Alt LUC:	
Jurisdct:	
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:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1
A Kits:	
Frpl:	1
WSFlue:	

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.99120605
Const Adj.:	1.01999998
Adj \$ / SQ:	95.037
Other Features:	82326
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	541691
Depreciation:	92087
Depreciated Total:	449603

COMMENTS

5 BED SEPTIC INSTALLED 1993.

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												
RMs:	8	BRs:	5	Baths:	3	HB:	1					

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

COMPARABLE SALES

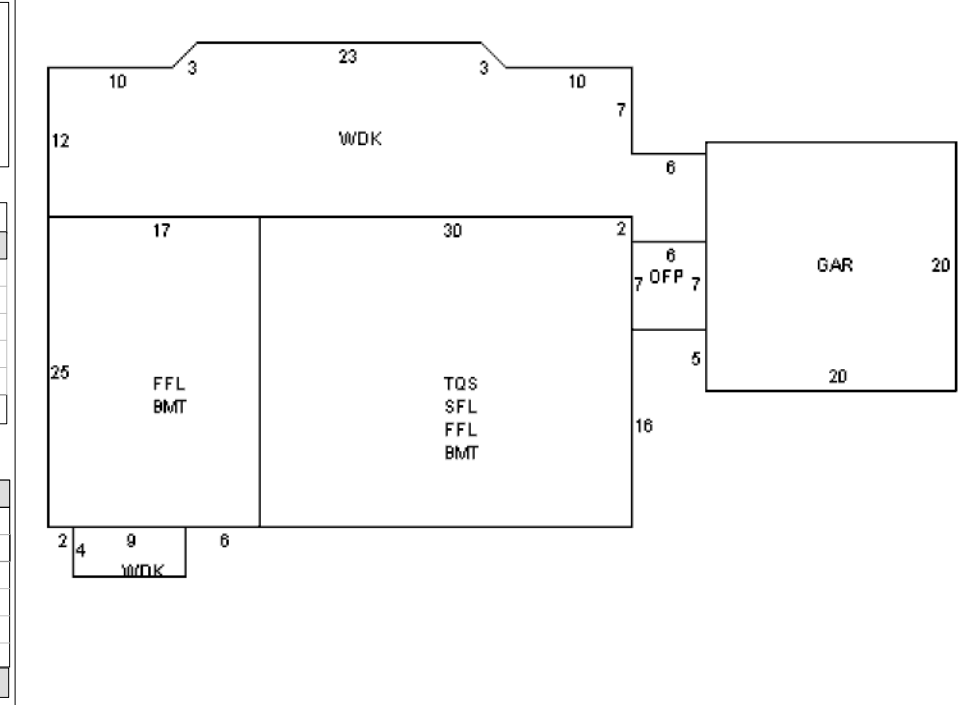
Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 177 65 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	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,175	35.640	41,876
FFL	1ST FLOOR	1,175	95.040	111,668
SFL	2ND FLOOR	750	95.040	71,278
WDK	WOOD DECK	692	16.310	11,286
TQS	3/4 STORY	563	95.040	53,458
GAR	GARAGE	400	36.000	14,400
OFF	OPEN PORCH	42	15.000	630
Net Sketched Area: 4,797				Total: 304,596
Size Ad	2487.5	Gross Area	4984	FinArea 3075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

