



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	MCGEAN TR GEOFFREY B
Owner 2:	MCGEAN TR PATRICIA E
Owner 3:	MCGEAN FAMILY TRUST
Street 1:	51 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	MCGEAN - GEOFFREY B
Owner 2:	MCGEAN - PATRICIA E
Street 1:	51 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains .691 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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		30099.8		SQUARE FE	PRIME SITE		0	7.	2.160	R3									455,210						455,200	abts rail line

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	221,500	3,200	0.691	455,200	679,900	See Plan 1096 of 1993 1/2 of abandoned Heywood Street added to record 4/2007
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 269.80						/Parcel: 269.80

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	200,500	3200	.691	440,900	644,600	644,600	Create Final value 2019	6/4/2019
2018	101	FV	200,500	3200	.691	440,900	644,600	644,600	Year End Roll	9/28/2017
2017	101	FV	198,400	3200	.691	416,200	617,800	617,800	Year End Roll	9/29/2016
2016	101	FV	196,300	3200	.691	403,800	603,300	603,300	Year End Roll	1/14/2016
2015	101	FV	192,100	3200	.691	373,900	569,200	569,200	Year End	10/2/2014
2014	101	FV	183,700	3200	.691	334,900	521,800	521,800	Year End Roll	1/23/2014
2013	101	FV	179,500	3200	.711	326,500	509,200	509,200	Year End Roll	10/25/2012
2012	101	FV	179,500	3200	.711	352,600	535,300	535,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCGEAN,GEOFFREY	72402-129		4/1/2019	FAMILY		1	No	No		
NICHOLS RICHARD	31702-187		8/8/2000		532000	No	No			
TITUS WILLIAM A	21654-438		1/2/1992		195250	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/2/2016	6340	WINDOWS	5,087	C				Replace 3 windows
3/31/2011	4673	WINDOWS	3,634	C				replace 3 windows-
6/24/2010	4494	SCREENPR	38,634	C	9/30/2010			constrcut 3 season
4/18/2005	3160	FINISH B	7,500	C				
11/27/2000	2134	MANUAL	16,850	C	6/15/2001			bathroom
2/19/1999	1630	FINISH B	18,000	C	6/26/1999			
6/10/1997	1206	RENOVATI	22,000	C	7/1/1998			
6/24/1994	505-94	ADDITION	45,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPCTD	50	
6/15/2001	MEAS/EXT INS	613	
6/26/1999	MEAS+INSPCTD	602	
4/19/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
7/5/1994	FIELDREV CHG	600	
8/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

