



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASON ROBERT
Owner 2:	MASON ERICA
Owner 3:	
Street 1:	207 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OMANSKY - ADAM H
Owner 2:	-
Street 1:	42 8TH STREET APT 4112
Twn/City:	CHARLESTOWN
St/Prov:	MA Cntry
Postal:	02129

NARRATIVE DESCRIPTION

This Parcel contains 5.107 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		2.77		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									83,100						83,100	
101	ONE FAM		0.5		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,000						3,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,594,400	14,900	5.107	886,100	2,495,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 468.62						/Parcel: 468.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,670,500	14900	5.107	882,900	2,568,300	2,568,300	Create Final value 2019	6/4/2019
2018	101	FV	1,705,400	14900	5.107	882,900	2,603,200	2,603,200	Year End Roll	9/28/2017
2017	101	FV	1,587,000	14900	5.107	882,900	2,484,800	2,484,800	Year End Roll	9/29/2016
2016	101	FV	805,600	14900	5.107	830,900	1,651,400	1,651,400	Year End Roll	1/14/2016
2015	101	FV	233,200	14900	5.107	775,700	1,023,800	1,023,800	Year End	10/2/2014
2014	101	FV	312,100	15400	5.107	766,100	1,093,600	1,093,600	Year End Roll	1/23/2014
2013	101	FV	306,400	15400	5.107	746,100	1,067,900	1,067,900	Year End Roll	10/25/2012
2012	101	FV	274,300	15400	5.11	1,097,400	1,387,100	1,387,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OMANSKY,ADAM H	66380-7		11/13/2015		2912500	No	No			
Green,David H	59606-505		7/26/2012	DIVORCE/ESTA	925000	No	No		Estate	
JOHN MORLEY M	21898-163		3/31/1992		475000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2016	6538	WDK	70,000	C	5/29/2017			Construct deck and
7/20/2016	6507	SOLAR PA	24,850	C	2/7/2017			Install solar pane
3/8/2016	6359	RENOVATI	100,000	C	7/18/2016			Complete unfinished
1/29/2015	6005	MANUAL	59,800	C	5/29/2015			Sheet metal work f
12/8/2014	5970	RENOVATI	5,000	C	5/29/2015			Amend #5599 to cha
11/18/2013	5606	DEMOLITI	15,500	C	5/6/2014			demo dwelling
11/14/2013	5599	NEW HOME	1,038,000	C	8/3/2015			new home 6468 sqft

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2017	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS+INSPCTD	25	D ERSKINE
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS+INSPCTD	616	D MANZELLO
12/9/1998	ABATE-INSPCT	600	
4/20/1996	MEAS+INSPCTD	606	
7/5/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

