



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SODOWICK ADAM C
Owner 2:	LOUSADA ISABELLE
Owner 3:	
Street 1:	233 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	WINSHIP ELIZABETH C TR -
Owner 2:	WINSHIP THOMAS TR -
Street 1:	233 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 5.18 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1994, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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		1.443		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									43,290						43,300	
101	ONE FAM		0.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									900						900	Wetland
132	UNDEV		1.75		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									10,500						10,500	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	892,400	47,900	3.430	844,200	1,784,500	1116	0
132			1.750	10,500	10,500		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Total Value per SQ unit /Card: 539.36	09/21/18
						/Parcel: 539.36	
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	928,500	47100	5.18	851,500	1,827,100	1,827,100	Create Final value 2019	6/4/2019
2018	101	FV	928,500	47100	5.18	851,500	1,827,100	1,827,100	Year End Roll	9/28/2017
2017	101	FV	871,000	47100	5.18	851,500	1,769,600	1,769,600	Year End Roll	9/29/2016
2016	101	FV	857,400	47100	5.18	799,500	1,704,000	1,704,000	Year End Roll	1/14/2016
2015	101	FV	836,100	47100	5.18	744,300	1,627,500	1,627,500	Year End	10/2/2014
2014	101	FV	779,300	47100	5.18	734,700	1,561,100	1,561,100	Year End Roll	1/23/2014
2013	101	FV	765,100	47100	5.18	714,700	1,526,900	1,526,900	Year End Roll	10/25/2012
2012	101	FV	577,500	47100	5.5	940,600	1,565,200	1,565,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINSHIP ELIZABE	51875-289		11/7/2008	MULTI-PARCEL	1800000	No	No			
WINSHIP THOMAS,	32221-506		11/30/2000	CONVENIENC	100	No	No			
AMES ADELBERT I	23507-517		8/5/1993		602000	No	No		101 + 132	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/1/2001	2307	MANUAL	52,000	C	6/1/2002			turn screen porch
6/14/1999	1733	RENOVATI	169,000	C	6/4/2000			6/4/00 100%
5/27/1994	475-94	BARN	25,000	C	8/30/1995			
12/7/1993	404	ADDITION	360,000	C	12/14/1993			
10/18/1993	372	DEMOLITI		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS+INSPCTD	622	K Cuoco
3/17/2009	MEAS+INSPCTD	100	
12/2/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS/EXT INS	613	
6/4/2000	MEAS+INSPCTD	611	
4/20/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
12/14/1993	PERMIT VISIT	600	
5/15/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT
Year Blt:	1994
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	15 - CARPET
Sec Floors:	3 - HARDWOOD 25%
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 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 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
32	BARN/LFT	D	Y	1	30X30	V	AV	1994	67.50	T	22.5	101			47,100			47,100
1	SHED/MTL	D	Y	1	8x14	A	AV	2010	8.00	T	15	101			800			800

More:	N	Total Yard Items:	47,900	Total Special Features:		Total:	47,900
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BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.93028843
Const Adj.:	0.98490000
Adj \$ / SQ:	84.294
Other Features:	97665
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1049908
Depreciation:	157486
Depreciated Total:	892421

COMMENTS

GD VIEW SUDBURY RIVER; SEC 14 ACC APT.

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:	0	BR:	0	Bath:	2	HB:	1				

REMODELING

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

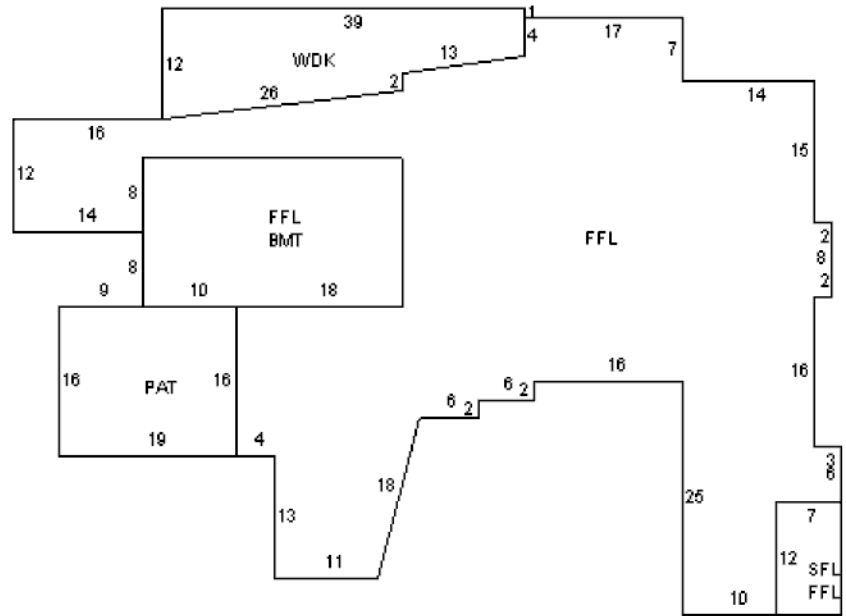
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	0	0	M
Totals			
1	0	0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1893598.736
Juris. Factor:		Val/Su Fin:	268.15	
Special Features:	0	Val/Su Net:	201.40	
Final Total:	892400	Val/Su SzAd:	268.15	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,244	84.290	273,450	
BMT	BASEMENT	448	21.070	9,441	
WDK	WOOD DECK	351	18.310	6,427	
PAT	PATIO	304	7.000	2,128	
SFL	2ND FLOOR	84	84.290	7,081	
Net Sketched Area:		4,431	Total:	298,527	
Size Ad	3328	Gross Area	4431	FinArea	3328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

