



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TASCHIOGLOU KEMON P
Owner 2:	TASCHIOGLOU RHODA K
Owner 3:	
Street 1:	225 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.18 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,890						34,900	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,080						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	332,800	1,100	3.180	836,000	1,169,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 511.77						/Parcel: 511.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	297,300	1100	3.18	832,800	1,131,200	1,131,200	Create Final value 2019	6/4/2019
2018	101	FV	297,300	1100	3.18	832,800	1,131,200	1,131,200	Year End Roll	9/28/2017
2017	101	FV	294,500	1100	3.18	832,800	1,128,400	1,128,400	Year End Roll	9/29/2016
2016	101	FV	287,400	1100	3.18	780,800	1,069,300	1,069,300	Year End Roll	1/14/2016
2015	101	FV	281,800	1100	3.18	725,600	1,008,500	1,008,500	Year End	10/2/2014
2014	101	FV	315,700	1200	3.18	716,000	1,032,900	1,032,900	Year End Roll	1/23/2014
2013	101	FV	308,600	1200	3.18	696,000	1,005,800	1,005,800	Year End Roll	10/25/2012
2012	101	FV	308,600	1200	3.18	716,000	1,025,800	1,025,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HELEN BARNARD	11872-38		8/19/1970		74500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2018	7256	WINDOWS	46,718	C				Replace 23 windows
2/29/2016	6353	MANUAL	12,057	C				Install cellulose
8/18/2010	4546	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

