



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCUNE WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	PO BOX 9
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 7.207 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL 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	Descip	%	Item	Code	Descip
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 Infru	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	14.	1.000	R7									1,120,000						1,120,000	
101	ONE FAM		5.37		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									161,100						161,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	340,100	14,700	7.207	1,281,100	1,635,900
Total Card 340,100 14,700 7.207 1,281,100 1,635,900					
Total Parcel 340,100 14,700 7.207 1,281,100 1,635,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 694.16 /Parcel: 694.16			

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	322,500	14700	7.207	1,317,900	1,655,100	1,655,100	Create Final value 2019	6/4/2019
2018	101	FV	322,500	14700	7.207	1,317,900	1,655,100	1,655,100	Year End Roll	9/28/2017
2017	101	FV	317,100	14700	7.207	1,317,900	1,649,700	1,649,700	Year End Roll	9/29/2016
2016	101	FV	308,200	14700	7.207	1,284,300	1,607,200	1,607,200	Year End Roll	1/14/2016
2015	101	FV	300,200	14700	7.207	1,265,100	1,580,000	1,580,000	Year End	10/2/2014
2014	101	FV	415,800	19800	7.207	1,249,100	1,684,700	1,684,700	Year End Roll	1/23/2014
2013	101	FV	407,800	19800	7.207	1,217,100	1,644,700	1,644,700	Year End Roll	10/25/2012
2012	101	FV	275,300	19800	7.207	1,503,500	1,798,600	1,798,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	7132-417		5/19/1947			0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/12/1999	1624	GREENHOU	29,000	C	5/29/1999			
3/4/1996	903-96	GREENHOU	28,000	C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/29/1999	MEAS/EXT INS	602	
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	59 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

