



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRADLEE TR SANDRA N
Owner 2:	BRADLEE III TR / ALLEN TR HENRY G / SUSAN M
Owner 3:	SANDRA BRADLEE REV TRUST
Street 1:	259 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	BRADLEE - SANDRA N
Owner 2:	-
Street 1:	259 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This Parcel contains 4.84 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1994, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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	3	UNPAVED
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		1.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,290						34,300	
101	ONE FAM		0.47		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									2,820						2,800	Wetland
132	UNDEV		1.39		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									8,340						8,300	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	588,500	9,800	3.450	837,100	1,435,400		0	
132			1.390	8,300	8,300		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: 383.21	/Parcel: 346.65	08/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	745,700	9800	4.84	842,200	1,597,700	1,597,700	Create Final value 2019	6/4/2019
2018	101	FV	745,700	9800	4.84	842,200	1,597,700	1,597,700	Year End Roll	9/28/2017
2017	101	FV	727,900	9800	4.84	842,200	1,579,900	1,579,900	Year End Roll	9/29/2016
2016	101	FV	709,000	9800	4.84	790,200	1,509,000	1,509,000	Year End Roll	1/14/2016
2015	101	FV	690,300	9800	4.84	735,000	1,435,100	1,435,100	Year End	10/2/2014
2014	101	FV	597,100	9800	4.84	725,400	1,332,300	1,332,300	Year End Roll	1/23/2014
2013	101	FV	586,800	9800	4.84	705,400	1,302,000	1,302,000	Year End Roll	10/25/2012
2012	101	FV	586,800	9800	4.84	929,400	1,526,000	1,526,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADLEE,SANDRA	70967-117		5/4/2018	CONVENIENC		10	No	No		
BRADLEE HENRY G	29236-387		10/9/1998	CONVENIENC		1	No	No		
BRADLEE SANDRA,	29236-373		10/9/1998	CONVENIENC		1	No	No		
GANNETT	25087-246		12/28/1994		850000	No	No	No		2 LOTS SOLD
HARRIET S. ROBE	13184-711		5/6/1977		181000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2015	6128	MANUAL	15,000	C				Sheet metal work t
10/20/2008	4073	MANUAL		C				strip & re-roof
10/15/1998	1551	GAR-BARN	40,000	C	5/19/2000			5/19/00 100%
5/5/1995	702-95	POOL	18,000	C	4/20/1996			
12/28/1994	656-94	RENO-ADD	150,000	C	7/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS+INSPECT	610	
5/29/1999	MEAS+INSPECT	602	
2/20/1999	MEAS+INSPECT	602	
4/20/1996	MEAS+INSPECT	606	
7/18/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1994	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	A	- ABV AVG
Prim Floors:	6	- CERAMIC TL
Sec Floors:	4	- CARPET 50%
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	4	- RADIANT HW
# 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
10	POOL I-C	D	Y	1	16X32	A	AV	1995	21.87	T	40	101			6,700			6,700
2	SHED/FR	D	Y	1	12X9	A	AV	1949	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	12X24	A	AV	1996	15.00	T	40	101			2,600			2,600

More: N

Total Yard Items: 9,800

Total Special Features:

Total: 9,800

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:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	10.00%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10%

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.89140940
Const Adj.:	1.01999998
Adj \$ / SQ:	83.650
Other Features:	56319
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	653931
Depreciation:	65393
Depreciated Total:	588538

COMMENTS

1 FULL + 1 HALF BATHROUGHED/2ND SEPTIC SYSTEM IN FUTURE. 1/95 HSE GUTTED ENTIRE REHAB YR BLT 1949.

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: 8	BR: 2	Baths: 2	HB: 1

REMODELING

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

RES BREAKDOWN

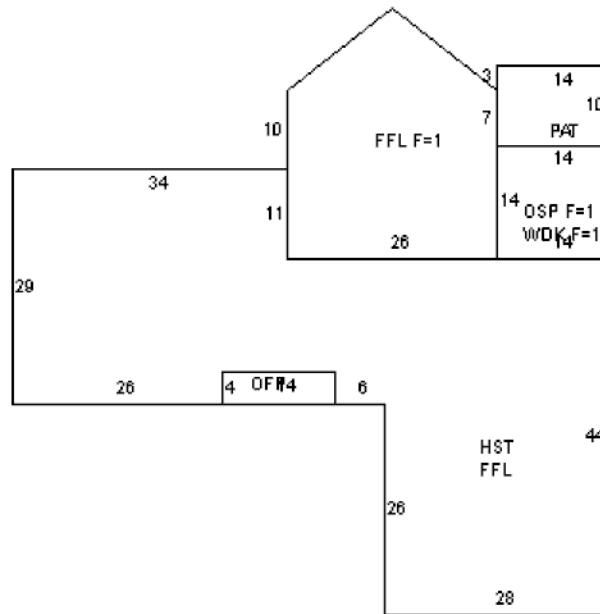
No Unit	RMS	BRS	FL
1	8	2	1
Totals			
1	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 0.00000
Juris. Factor:		Val/Su Fin:		156.23
Special Features:	0	Val/Su Net:		118.39
Final Total:	588500	Val/Su SzAd:		138.70

PARCEL ID

156 4 0

SKETCH

UnSketched SubAreas: BMT: 140,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,054	83.650	255,467	
HST	HALF STORY	1,189	70.270	83,546	
OSP	SCRN PORCH	196	22.500	4,410	
WDK	WOOD DECK	196	21.520	4,218	
BMT	BASEMENT	140	20.910	2,928	
PAT	PATIO	140	7.000	980	
OPF	OPEN PORCH	56	15.000	840	
Net Sketched Area:		4,971	Total:	352,389	
Size Ad	4243	Gross Area	6160	FinArea	3767

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

