



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KURTZ ARTHUR N
Owner 2:	DONNELL MOIRA
Owner 3:	
Street 1:	10 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 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	144,500		1.860	664,700	809,200
Total Card	144,500		1.860	664,700	809,200
Total Parcel	433,400		1.860	664,700	1,098,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		431.11	/Parcel: 237.81

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	441,600	0	1.86	647,100	1,088,700	1,088,700	Create Final value 2019	6/4/2019
2018	101	FV	441,600	0	1.86	647,100	1,088,700	1,088,700	Year End Roll	9/28/2017
2017	101	FV	421,100	0	1.86	640,700	1,061,800	1,061,800	Year End Roll	9/29/2016
2016	101	FV	412,900	0	1.86	622,300	1,035,200	1,035,200	Year End Roll	1/14/2016
2015	101	FV	396,600	0	1.86	575,900	972,500	972,500	Year End	10/2/2014
2014	101	FV	392,500	0	1.86	536,700	929,200	929,200	Year End Roll	1/23/2014
2013	101	FV	384,300	0	1.86	520,700	905,000	905,000	Year End Roll	10/25/2012
2012	101	FV	384,300	0	1.86	540,700	925,000	925,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KURTZ, ARTHUR N	26994-455		1/16/1997	CONVENIENC		1	No	No
LIBERMAN JAMES	16575-474		11/15/1985		322500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/3/2010	4624	RENO-ADD	40,000	C	6/30/2011			demo greenhouse & install solar pane
9/3/2008	4034	MANUAL	6,500	C				bedroom
9/26/2005	3278	RENOVATI	5,000	C	6/20/2006			3/14/98 100%
9/2/1997	1266	ADDITION	25,000	C	3/14/1998			
1/25/1993	1095	RENO-BAR	15,000	C	12/15/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS+INSPCTD	50	
3/14/1998	MEAS+INSPCTD	602	
4/19/1996	MEAS/EXT INS	606	
8/30/1995	PERMIT VISIT	606	
1/25/1994	PERMIT VISIT	600	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	-	CONVENT'NL
Sty Ht:	1	-	1
(Liv) Units:	1	Total:	2
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

COMMENTS

(Empty comment box)

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:	6	BR:	2	Bath:	1	HB					

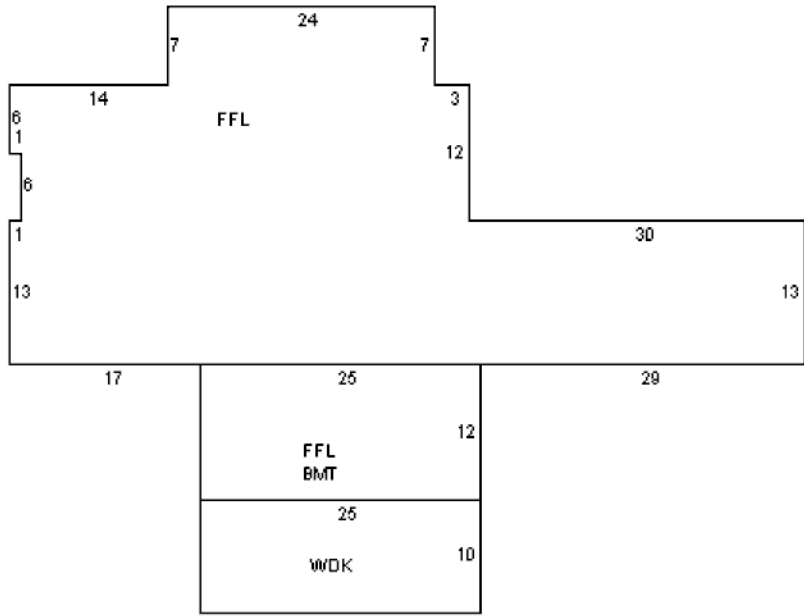
REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV	-	Average	34	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				34	%

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.06965899
Const Adj.:	1.00979996
Adj \$ / SQ:	93.972
Other Features:	30500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	218921
Depreciation:	74433
Depreciated Total:	144488

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	76.98	
Special Features:	0	Val/Su Net:	59.54	
Final Total:	144500	Val/Su SzAd	76.98	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,877	93.970	176,386	
BMT	BASEMENT	300	23.490	7,048	
WDK	WOOD DECK	250	19.950	4,988	
Net Sketched Area:		2,427	Total:	188,422	
Size Ad	1877	Gross Area	2427	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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IMAGE

