



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	MCCARTHY CHESTER
Owner 2:	MCCARTHY MARGARET
Owner 3:	
Street 1:	102 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ADLER - JOSEPH
Owner 2:	SIDHU - PREETY KAUR
Street 1:	102 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .37 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1913, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		16117.2002		SQUARE FE	PRIME SITE		0	6.35	3.775	R2									386,303						386,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	205,000		0.370	386,300	591,300
Total Card		205,000	0.370	386,300	591,300
Total Parcel		205,000	0.370	386,300	591,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 524.67		/Parcel: 524.67	

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	203,400	0	.37	373,500	576,900	576,900	Create Final value 2019	6/4/2019
2018	101	FV	203,400	0	.37	373,500	576,900	576,900	Year End Roll	9/28/2017
2017	101	FV	193,400	0	.37	362,600	556,000	556,000	Year End Roll	9/29/2016
2016	101	FV	78,200	0	.37	362,600	440,800	440,800	Year End Roll	1/14/2016
2015	101	FV	76,700	0	.37	307,200	383,900	383,900	Year End	10/2/2014
2014	101	FV	73,700	0	.37	275,600	349,300	349,300	Year End Roll	1/23/2014
2013	101	FV	72,200	0	.37	267,700	339,900	339,900	Year End Roll	10/25/2012
2012	101	FV	72,200	0	.37	243,300	315,500	315,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ADLER ,JOSEPH	69210-124		4/28/2017		650000	No	No	
TWELVE MILES WE	68330-202		11/1/2016		605000	No	No	
DOHERTY,CHARLES	67351-444		6/1/2016	CONVENIENC		1	No	No
US BANK NATIONA	66315-116		10/30/2015	POST FRCLSR	327600	No	No	
MAIONE,JOHN	66209-109		10/9/2015	FORECLOSURE	395040	No	No	
FULFORD MARION	48752-204		12/28/2006		378000	No	No	
MADGE LESLIE SL	47101-131		2/21/2006	FAMILY		1	No	No
FULFORD MARION	46713-433		12/23/2005	CONVENIENC		1	No	No

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/1/2016	6338	DEMOLITI	3,000	C	5/24/2016			Demolish attached
1/27/2016	6334	RENOVATI	110,000	C	5/24/2016			Remodel interior s
1/31/1996	892-96	ROOF		C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
1/23/1996	MEAS/EXT INS	606	

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

