



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GILBERT KEITH M
Owner 2:	OSUR STACY G
Owner 3:	
Street 1:	PO BOX 6348
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

**PREVIOUS OWNER**

Owner 1:	GILBERT - KEITH M
Owner 2:	-
Street 1:	PO BOX 6348
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

**NARRATIVE DESCRIPTION**

This Parcel contains 5.517 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 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		3.68		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									110,400						110,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,012,500	27,700	5.517	910,400	1,950,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 359.49						/Parcel: 359.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,054,100	27700	5.517	907,200	1,989,000	1,989,000	Create Final value 2019	6/4/2019
2018	101	FV	1,046,300	27700	5.517	907,200	1,981,200	1,981,200	Year End Roll	9/28/2017
2017	101	FV	921,400	31900	5.517	907,200	1,860,500	1,860,500	Year End Roll	9/29/2016
2016	101	FV	882,300	31900	5.517	855,200	1,769,400	1,769,400	Year End Roll	1/14/2016
2015	101	FV	849,000	31900	5.517	800,000	1,680,900	1,680,900	Year End	10/2/2014
2014	101	FV	840,600	31900	5.517	790,400	1,662,900	1,662,900	Year End Roll	1/23/2014
2013	101	FV	824,000	31900	5.567	771,900	1,627,800	1,627,800	Year End Roll	10/25/2012
2012	101	FV	465,000	31900	5.567	1,454,300	1,951,200	1,951,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GILBERT,KEITH M	69506-352		6/27/2017	FAMILY	99	No	No			
CORT,CLIFFORD S	68837-532		1/31/2017		2430000	No	No			
GORDON P. BAIRD	21762-177		2/14/1992		630000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2017	6727	RENOVATI	10,000	C	1/30/2018			Remodel a bathroom
10/21/2014	5943	ROOF	25,000	C				Strip existing lay
7/16/2008	3995	FENCE		C	5/26/2009			3 rail split waste
7/3/2008	3988	POOL	32,000	C	5/26/2009			20X50 gunite ingro

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
5/26/2009	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
4/19/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
7/5/1994	FIELDREV CHG	600	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

