



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ACHESON ANDREW
Owner 2:	ACHESON DIANA
Owner 3:	
Street 1:	47 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STOVALL JOHN A TR -
Owner 2:	STOVALL SIA LISS TR -
Street 1:	47 OLD CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	720,100	700	1.837	664,000	1,384,800		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.80						/Parcel: 313.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	702,800	700	1.837	646,400	1,349,900	1,349,900	Create Final value 2019	6/4/2019
2018	101	FV	702,800	700	1.837	646,400	1,349,900	1,349,900	Year End Roll	9/28/2017
2017	101	FV	653,400	700	1.837	640,000	1,294,100	1,294,100	Year End Roll	9/29/2016
2016	101	FV	633,900	700	1.837	621,600	1,256,200	1,256,200	Year End Roll	1/14/2016
2015	101	FV	628,000	700	1.837	575,200	1,203,900	1,203,900	Year End	10/2/2014
2014	101	FV	586,200	700	1.837	536,000	1,122,900	1,122,900	Year End Roll	1/23/2014
2013	101	FV	574,300	700	1.837	520,000	1,095,000	1,095,000	Year End Roll	10/25/2012
2012	101	FV	586,200	700	1.84	463,900	1,050,800	1,050,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STOVALL JOHN A	1285-196		6/15/2004		1185000	No	No			
BARRIE JAMES S,	1218-192		3/10/2000		1050000	No	No			
C B HOMEBUILDER	1195-195		10/29/1998		818000	No	No			
CORBIN REALTY L	1195-194		10/29/1998	CHANGE IN US	310000	Yes	No			
DOOLEY THOMAS J	1178-72		10/2/1997		293000	Yes	No			
	842-34		10/17/1973		0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/23/2007	3661	RENOVATI	22,000	C	6/12/2007			new bath & 20 ft p
3/30/2007	3637	MANUAL	18,000	C	6/12/2007			finish existing bm
9/16/1997	1276	NEW HOME	225,000	C	6/24/1998			6/24/98 95%

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS/EXT INS	4	JG
6/10/2008	PERMIT VISIT	100	
6/12/2007	MEAS/EXT INS	100	
4/27/2003	INSPECTED	615	
2/20/1999	MEAS+INSPCTD	602	
6/24/1998	MEAS/EXT INS	600	

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

USER DEFINED

Prior Id # 1:	6142
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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 3, 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

COMMENTS

LAND COURT PLAN #30953 9/28/96 BK 1171 PG 149 .

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1998, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

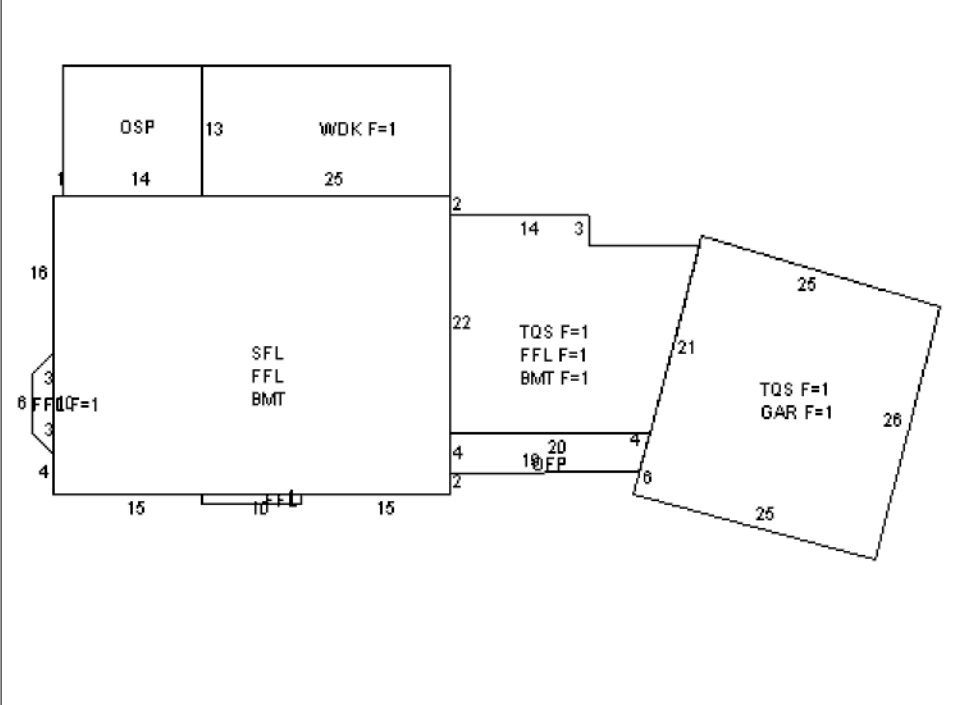
CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

RESIDENTIAL GRID

Table with 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: RMs: 11, BRs: 4, Baths: 3, HB: 1

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 4 - CARPET, 10%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: s, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 12.%, Functional: , Economic: , Special: , Override: , Total: 12.6%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 11, 4

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 94.00, Size Adj.: 0.91021359, Const Adj.: 1.01800001, Adj \$ / SQ: 87.100, Other Features: 58545, Grade Factor: 1.75, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 823870, Depreciation: 103808, Depreciated Total: 720063

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 1188718.677, Juris. Factor: , Val/Su Fin: 163.18, Special Features: 0, Val/Su Net: 108.11, Final Total: 720100, Val/Su SzAd: 192.28

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Size Ad: 3745, Gross Area: 6944, FinArea: 4413

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT: 100, RRM, 40, A

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID

140 6 0

IMAGE

AssessPro Patriot Properties, Inc

