



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAWKEY TIMOTHY J
Owner 2:	BRADSHAW KAREN L
Owner 3:	
Street 1:	198 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	MYERS LUCY B TR -
Owner 2:	LUCY B MYERS TRUST -
Street 1:	198 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1939, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		41382		SQUARE FE	PRIME SITE		0	4.75	1.653	R1									324,969						325,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	252,000	2,000	0.950	325,000	579,000	1830	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: 261.62						/Parcel: 261.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	243,300	2000	.95	310,600	555,900	555,900	Create Final value 2019	6/4/2019
2018	101	FV	243,300	2000	.95	310,600	555,900	555,900	Year End Roll	9/28/2017
2017	101	FV	238,800	2000	.95	310,600	551,400	551,400	Year End Roll	9/29/2016
2016	101	FV	238,800	2000	.95	301,700	542,500	542,500	Year End Roll	1/14/2016
2015	101	FV	229,900	2000	.95	239,500	471,400	471,400	Year End	10/2/2014
2014	101	FV	227,700	2000	.95	229,900	459,600	459,600	Year End Roll	1/23/2014
2013	101	FV	223,200	2000	.95	225,800	451,000	451,000	Year End Roll	10/25/2012
2012	101	FV	223,200	2000	.95	245,900	471,100	471,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MYERS LUCY B TR	30008-399		4/2/1999	CHD>SALE	311000	No	No			
MYERS LUCY B	19694-194		3/13/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2006	3481	FENCE		C				install fence acco
10/23/2003	2801	W/S FLUE		C				
8/11/2003	2747	MANUAL	9,200	C	5/15/2004			replace deck
4/12/2002	2470	ROOF		C				
7/20/2000	2023	REMOVE		C	7/6/2001			10x15 shed
12/6/1999	1854	MANUAL	10,000	C	3/2/2000			Repl windows 6/22/
8/4/1999	1535	RENOVATI	2,000	C	3/2/2000			6/22/00 100%
7/19/1994	530-94	ROOF	1,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
7/6/2001	MEAS/EXT INS	613	
6/22/2000	MEAS/EXT INS	611	
3/2/2000	MEAS+INSPCTD	600	
1/23/1996	MEAS+INSPCTD	606	
12/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

