



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STINSON DOUGLAS W
Owner 2:	STINSON CLAIRE C
Owner 3:	
Street 1:	191 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4123 Type:

PREVIOUS OWNER

Owner 1:	MURPHY RUTH M -
Owner 2:	-
Street 1:	191 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4123

NARRATIVE DESCRIPTION

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1724, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	630,200	15,000	2.760	691,700	1,336,900	1826	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:			383.40		/Parcel:	383.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	643,000	15000	2.76	674,100	1,332,100	1,332,100	Create Final value 2019	6/4/2019
2018	101	FV	643,000	15000	2.76	674,100	1,332,100	1,332,100	Year End Roll	9/28/2017
2017	101	FV	609,500	15000	2.76	667,700	1,292,200	1,292,200	Year End Roll	9/29/2016
2016	101	FV	597,500	15000	2.76	649,300	1,261,800	1,261,800	Year End Roll	1/14/2016
2015	101	FV	563,100	15000	2.76	602,900	1,181,000	1,181,000	Year End	10/2/2014
2014	101	FV	538,500	15000	2.76	563,700	1,117,200	1,117,200	Year End Roll	1/23/2014
2013	101	FV	523,700	15000	2.76	547,700	1,086,400	1,086,400	Year End Roll	10/25/2012
2012	101	FV	523,700	15000	3.	574,900	1,113,600	1,113,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY RUTH M,	31489-530		5/12/2000		862000	No	No			
MURPHY WILLIAM	14168-395		12/18/1980	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2012	5246	RENOVATI	3,100	C				replace 30' of sof
11/4/2008	4081	ROOF		C				strip & re-roof
10/5/2007	3785	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS/EXT INS	622	K Cuoco
11/10/2009	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
5/7/1996	MEAS+INSPCTD	606	
1/23/1996	ENTRY DENIED	606	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.75955 Total SF/SM: 120206.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 691,690 Spl Credit Total: 691,700

