



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DECESARE MARTHA JANE
Owner 2:	
Owner 3:	
Street 1:	244 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5116 Type:

PREVIOUS OWNER

Owner 1:	LUIJBEN MONIQUE A -
Owner 2:	-
Street 1:	244 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5116

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1889, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		52271.2		SQUARE FE	PRIME SITE		0	6.25	1.371	R2									448,009						448,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	256,300	12,500	1.200	448,000	716,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.91						/Parcel: 355.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,600	12500	1.2	455,200	728,300	728,300	Year End Roll	9/26/2019
2019	101	FV	248,700	12500	1.2	440,100	701,300	701,300	Create Final value 2019	6/4/2019
2018	101	FV	248,700	12500	1.2	440,100	701,300	701,300	Year End Roll	9/28/2017
2017	101	FV	246,600	12500	1.2	427,200	686,300	686,300	Year End Roll	9/29/2016
2016	101	FV	240,900	12500	1.2	427,200	680,600	680,600	Year End Roll	1/14/2016
2015	101	FV	275,100	6800	1.2	362,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	263,800	6800	1.2	324,700	595,300	595,300	Year End Roll	1/23/2014
2013	101	FV	255,800	6800	1.23	317,100	579,700	579,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUIJBEN MONIQUE	45478-499		6/28/2005		937280	No	No			
SHARPE JOHN G	19316-528		9/2/1988		385000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2006	3543	MANUAL		C				Install a wood bur
8/29/2006	3507	APARTMEN	32,000	C	7/19/2010			reno access. apt.

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
12/2/2008	MEAS+INSPCTD	100	
5/15/2008	PERMIT VISIT	100	
5/25/2007	MEAS/EXT INS	100	
12/1/2005	MEAS/EXT INS	615	
4/30/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.19998	Total SF/SM:	52271.13	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	448,009	SpI Credit	Total:	448,000
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EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1889
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

BATH FEATURES

Full Bath:	2	Rating:	FAIR
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.04791462
Const Adj.:	1.01989794
Adj \$ / SQ:	106.877
Other Features:	29500
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	388337
Depreciation:	132035
Depreciated Total:	256302

COMMENTS

Per MLS re: 2005 sale---3-room guest house.. Per application for accessory apartment 2006--"needs kitchen."

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						9	5	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 357000.0000
Juris. Factor:		Val/Su Fin:	127.26	
Special Features:	0	Val/Su Net:	75.56	
Final Total:	256300	Val/Su SzAd	127.26	

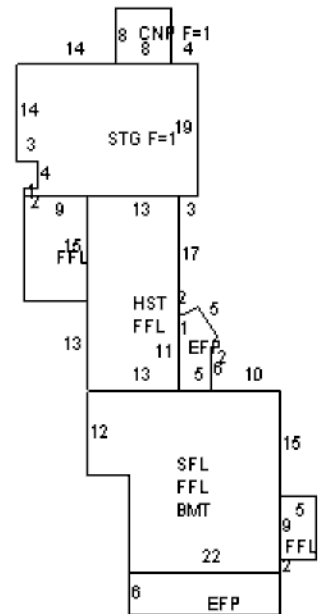
PARCEL ID

173 26 0

SPEC FEATURES/YARD ITEMS

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
3	GARAGE	D	Y		1240	F	FR	1910	32.40	T	80	101			1,600			1,600
2	SHED/FR	D	Y		1200	A	AV	2006	15.00	T	15	101			2,600			2,600
2	SHED/FR	D	Y		1200	A	AV	2007	15.00	T	15	101			2,600			2,600
21	STUDIO	D	Y		1763	P	PR	1889	37.50	T	80	101			5,700			5,700
More:	N	Total Yard Items:				12,500			Total Special Features:				Total: 12,500					

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,188	106.880	126,969
BMT	BASEMENT	644	26.720	17,207
SFL	2ND FLOOR	644	106.880	68,829
STG	STORAGE	481	15.000	7,215
EFP	ENCL PORCH	189	36.000	6,804
HST	HALF STORY	182	106.880	19,452
CNP	CANOPY	64	22.000	1,408
Net Sketched Area:	3,392	Total:		247,884
Size Ad	2014	Gross Area	3574	FinArea 2014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

