



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GAGNE JOSEPH W
Owner 2:	BEEBEE SUSAN W
Owner 3:	
Street 1:	264 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

Owner 1:	NEWTON GEORGE C JR -
Owner 2:	NEWTON SUZANNE R -
Street 1:	264 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5121

NARRATIVE DESCRIPTION

This Parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.873		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									26,190						26,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	330,400		2.710	526,200	856,600	2321	0			
							GIS Ref			
							GIS Ref			
Total Card					330,400	2.710	526,200	856,600	Entered Lot Size	
Total Parcel					460,500	2.710	526,200	986,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		336.71	/Parcel:	387.85	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,900	0	2.71	534,200	992,100	992,100	Year End Roll	9/26/2019
2019	101	FV	433,900	0	2.71	517,400	951,300	951,300	Create Final value 2019	6/4/2019
2018	101	FV	433,900	0	2.71	517,400	951,300	951,300	Year End Roll	9/28/2017
2017	101	FV	425,100	0	2.71	503,000	928,100	928,100	Year End Roll	9/29/2016
2016	101	FV	418,200	0	2.71	503,000	921,200	921,200	Year End Roll	1/14/2016
2015	101	FV	415,600	0	2.71	430,200	845,800	845,800	Year End	10/2/2014
2014	101	FV	396,500	0	2.71	388,600	785,100	785,100	Year End Roll	1/23/2014
2013	101	FV	412,000	0	2.71	378,200	790,200	790,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWTON GEORGE C	30438-092		7/13/1999		596300	No	No			
NEWTON GEORGE C	12862-683		9/9/1975	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2012	5232	SOLAR PA	22,200	C				install roof mount
11/8/2001	2393	BARN	25,000	C	5/6/2014			7/6 50% 5/10/03 50

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	VISITED	100	
5/25/2007	MEAS/EXT INS	100	
6/13/2006	MEAS/EXT INS	50	

Sign: VERIFICATION OF VISIT NOT DATA

