



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEINBERG NEIL
Owner 2:	
Owner 3:	
Street 1:	104 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1926, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.653		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									19,590						19,600	
101	ONE FAM		3.81		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									22,860						22,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	373,300	600	6.300	542,500	916,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 322.00						/Parcel: 297.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	459,500	600	6.3	550,500	1,010,600	1,010,600	Year End Roll	9/26/2019
2019	101	FV	460,700	600	6.3	533,700	995,000	995,000	Create Final value 2019	6/4/2019
2018	101	FV	460,700	600	6.3	533,700	995,000	995,000	Year End Roll	9/28/2017
2017	101	FV	422,800	600	6.3	519,300	942,700	942,700	Year End Roll	9/29/2016
2016	101	FV	409,900	600	6.3	519,300	929,800	929,800	Year End Roll	1/14/2016
2015	101	FV	393,400	600	6.3	446,500	840,500	840,500	Year End	10/2/2014
2014	101	FV	389,200	600	6.3	404,900	794,700	794,700	Year End Roll	1/23/2014
2013	101	FV	381,000	600	6.3	394,500	776,100	776,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TERESA MALLOY	14736-4		9/24/1982		100000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/12/2012	5067	FENCE		C				replace existing s
11/2/2001	2391	W/S FLUE		C				
9/25/1996	1054-96	ADDITION	5,000	C	6/3/1997			90% 02/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
2/28/1998	MEAS/EXT INS	602	
6/3/1997	MEAS+INSPCTD	602	
1/23/1996	MEAS/EXT INS	606	

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

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 2
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

2 DEEDS REGISTERED + UNREG LAND; NEXT TO TRAIN TRACKS. 2017 EST AC %.

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

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												

CONDO INFORMATION

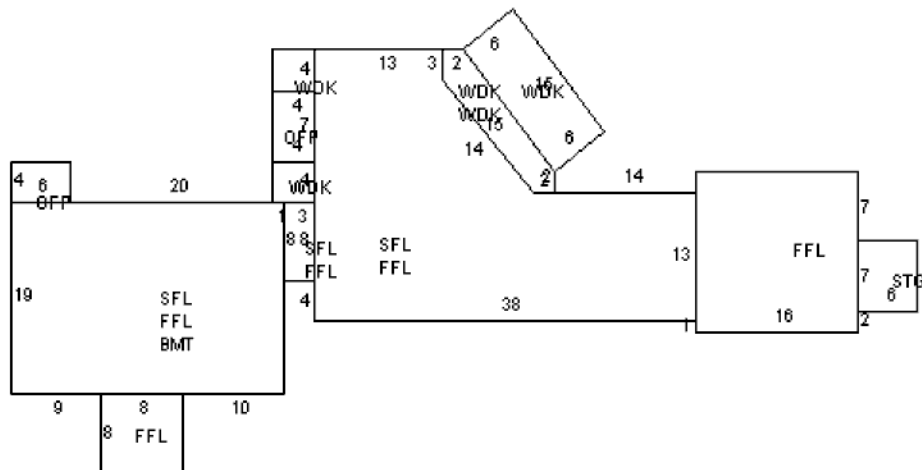
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	3 - HARDWOOD 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.96082222
Const Adj.:	1.00979996
Adj \$ / SQ:	92.173
Other Features:	40996
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	449754
Depreciation:	76458
Depreciated Total:	373296

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 433331.6129
Juris. Factor:			Val/Su Fin:	131.17
Special Features:	0		Val/Su Net:	101.36
Final Total:	373300		Val/Su SzAd:	131.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,583	92.170	145,909	
SFL	2ND FLOOR	1,263	92.170	116,414	
BMT	BASEMENT	513	23.040	11,821	
WDK	WOOD DECK	230	20.450	4,703	
OFP	OPEN PORCH	52	15.000	780	
STG	STORAGE	42	15.000	630	
Net Sketched Area:		3,683	Total:	280,257	
Size Ad	2846	Gross Area	3683	FinArea	2846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
2	SHED/FR	D	Y	1	264	A	PR	1973	15.00	T	85	101			600			600

PARCEL ID 141 16 0

IMAGE


AssessPro Patriot Properties, Inc