



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KENT JAMES L
Owner 2:	KENT LI
Owner 3:	
Street 1:	202 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	ORAVECZ - TAMAS
Owner 2:	PALL - MARINA
Street 1:	202 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1926, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	732,600	6,300	1.867	500,200	1,239,100		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: 474.08						/Parcel: 474.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	698,300	6300	1.867	508,200	1,212,800	1,212,800	Year End Roll	9/26/2019
2019	101	FV	697,800	6300	1.867	491,400	1,195,500	1,195,500	Create Final value 2019	6/4/2019
2018	101	FV	697,800	6300	1.867	491,400	1,195,500	1,195,500	Year End Roll	9/28/2017
2017	101	FV	625,900	6300	1.867	477,000	1,109,200	1,109,200	Year End Roll	9/29/2016
2016	101	FV	610,600	6300	1.867	477,000	1,093,900	1,093,900	Year End Roll	1/14/2016
2015	101	FV	389,700	5100	1.867	404,200	799,000	799,000	Year End	10/2/2014
2014	101	FV	386,500	5100	1.867	362,600	754,200	754,200	Year End Roll	1/23/2014
2013	101	FV	380,000	5100	1.867	352,200	737,300	737,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORAVECZ,TAMAS	71461-424		8/13/2018		1080000	No	No			
GUPTA,GAUTAM	64548-235		11/21/2014		1180000	No	No			
REMIEN TR,MARY	63647-460		5/22/2014	SUBSEQUENT S	1205000	No	No			
REMIEN MARY,	44603-406		2/7/2005	CONVENIENC		1	No	No		house gutted after sale
COUSINS LAURENC	44334-341		12/20/2004		805000	No	No			
	7365-198		11/19/1948		15000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2005	3173	RENO-ADD	200,000	C	6/17/2006			frt & rear add, en

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	
5/9/2005	MEAS+INSPCTD	600	
5/9/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.86655	Total SF/SM: 81306.91	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 500,180	Spl Credit	Total: 500,200
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