



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	213 CONCORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	20 CUSTOM HOUSE ST SUITE 830
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02110 Type:

**PREVIOUS OWNER**

Owner 1:	PICKMAN - ANTHONY
Owner 2:	PICKMAN - ALICE L
Street 1:	213 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

**NARRATIVE DESCRIPTION**

This Parcel contains 2.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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	12.	1.000	R6									960,000						960,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									990						1,000	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									1,080						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	598,600	6,900	2.050	962,100	1,567,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 422.49						/Parcel: 422.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	588,900	6900	2.05	922,100	1,517,900	1,517,900	Year End Roll	9/26/2019
2019	101	FV	558,500	6900	2.05	897,300	1,462,700	1,462,700	Create Final value 2019	6/4/2019
2018	101	FV	558,500	6900	2.05	897,300	1,462,700	1,462,700	Year End Roll	9/28/2017
2017	101	FV	549,300	6900	2.05	897,300	1,453,500	1,453,500	Year End Roll	9/29/2016
2016	101	FV	534,000	6900	2.05	870,900	1,411,800	1,411,800	Year End Roll	1/14/2016
2015	101	FV	520,400	6900	2.05	806,900	1,334,200	1,334,200	Year End	10/2/2014
2014	101	FV	484,100	6900	2.05	794,100	1,285,100	1,285,100	Year End Roll	1/23/2014
2013	101	FV	475,000	6900	2.05	770,100	1,252,000	1,252,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKMAN,ANTHONY	66061-397		9/11/2015	PVT SALE	1160000	No	No			
	9330-181		2/19/1959		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2017	6869	MANUAL	6,000	C	3/19/2018			Install steel beam

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.04955	Total SF/SM:	89278.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:	962,070	SpI Credit		Total:	962,100
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**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	12 - BOARD+BATT
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	1961 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:	E - EXTNSIVE		
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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	21.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		21.2%

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.94379842
Const Adj.:	0.97950602
Adj \$ / SQ:	86.899
Other Features:	81500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	759640
Depreciation:	161044
Depreciated Total:	598597

More: N

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**COMMENTS**

ON FARRAR POND FIRST FLOOR PARTIALLY SEC 14 ACC APT. 5/17 EST= NO TRESPASSING.

**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												
RM's:	14	BR's:	3	Baths:	3	HB	2					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 14 3 1
	1 14 3

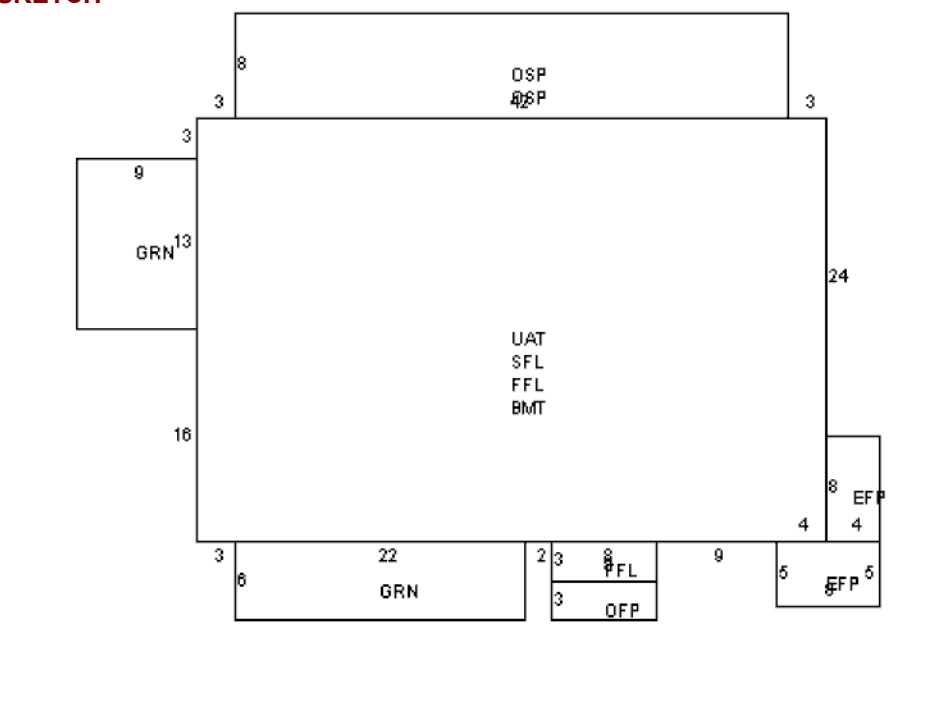
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1659480.104
Juris. Factor:		Val/Su Fin:	161.35	
Special Features:	0	Val/Su Net:	101.82	
Final Total:	598600	Val/Su SzAd:	193.35	

**PARCEL ID**

Parcel ID	173 61 0																	
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		1480	A	AV	1961	36.00	T	60	101			6,900			6,900

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,560	86.900	135,562
BMT	BASEMENT	1,536	27.160	41,711
SFL	2ND FLOOR	1,536	86.900	133,477
OSP	SCRN PORCH	672	22.500	15,120
GRN	GRN	249	57.830	14,399
UAT	UNF ATTIC	230	217.250	50,054
EFP	ENCL PORCH	72	36.000	2,592
OFF	OPEN PORCH	24	15.000	360
Net Sketched Area:		5,879	Total:	393,275
Size Ad	3096	Gross Area	7185	FinArea 3710

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25 A		0
UAT	100	FLA	100 A		0

**IMAGE**



AssessPro Patriot Properties, Inc

Total Yard Items: 6,900 Total Special Features: Total: 6,900