



PROPERTY LOCATION

No	Alt No	Direction/Street/City
274		CONCORD RD, LINCOLN
Unit #:		
Owner 1: RITCHIE JAMES R		
Owner 2: RITCHIE NANCY M		
Owner 3:		
Street 1: 274 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773-5121		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	128,000	7,600	1.100	510,200	645,800
Total Card 128,000 7,600 1.100 510,200 645,800					
Total Parcel 128,000 7,600 1.100 510,200 645,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 291.41		/Parcel: 291.41	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/08/13
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	115,800	7600	1.1	439,800	563,200	563,200	Year End Roll	10/15/2020
2020	101	FV	107,600	7600	1.1	446,900	562,100	562,100	Year End Roll	9/26/2019
2019	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Create Final value 2019	6/4/2019
2018	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Year End Roll	9/28/2017
2017	101	FV	104,500	7600	1.1	419,400	531,500	531,500	Year End Roll	9/29/2016
2016	101	FV	102,500	7600	1.1	419,400	529,500	529,500	Year End Roll	1/14/2016
2015	101	FV	98,400	7600	1.1	355,400	461,400	461,400	Year End	10/2/2014
2014	101	FV	96,200	7600	1.1	318,800	422,600	422,600	Year End Roll	1/23/2014

Parcel ID 177 59 0

PRINT

Date	Time
09/30/21	17:16:32

LAST REV

Date	Time
09/22/21	09:41:08

USER DEFINED

Prior Id # 1:	115 27 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CROOK CONSTANCE	20757-58		9/6/1990	FAMILY	84,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/26/2021	R-21-0102	SIDING	15,000	C				Re-siding existing
3/26/2018	7015	WINDOWS	57,000	C				Replace 29 windows
2/26/2018	6980	KITCHEN	38,650	C				Remodel kitchen, r
2/26/2018	6979	ROOF	20,000	C				Strip & re-roof dw
11/29/2011	4940	ROOF	15,000	C				remove & replace r
4/12/2002	2471	ROOF		C				
7/27/1996	1006-96	MANUAL	500	C	5/24/1997			RPL POR
7/31/1995	780-95	WDK	600	C	6/21/1996			
1/4/1993	188	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
1/16/1995	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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

Sign: VERIFICATION OF VISIT NOT DATA

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		47916.001		SQUARE FE	PRIME SITE		0	7.25	1.469	R2									510,217						510,200	

Total AC/HA:	1.10000	Total SF/SM:	47916.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	510,217	Spl Credit	Total:	510,200
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EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	C- - AVG. (-)
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	5 - LINO/VINYL 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 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
21	STUDIO	D	Y	1	600	G	PR	1903	62.50	T	80	101			7,500			7,500
2	SHED/FR	D	Y	1	8X40	D	VP	1903	9.00	T	95	101			100			100

More: N	Total Yard Items: 7,600	Total Special Features:	Total: 7,600
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	51%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		51%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	1.02074587
Const Adj.:	0.99495000
Adj \$ / SQ:	108.668
Other Features:	38000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	261250
Depreciation:	133238
Depreciated Total:	128013

COMMENTS

75% OF INTERIOR RENOVATED 1991
FURNACE 1991:STUDIO (DET)-POOR NO
UTLITIESHED UNSOUND .

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	7	BR	4	Bath	2	HB					

REMODELING

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

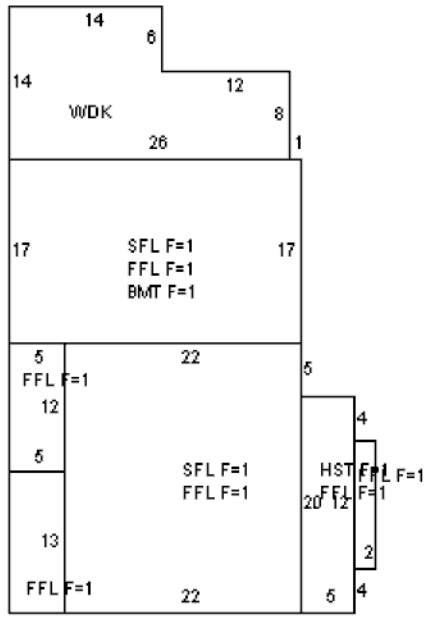
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	148100.0000
Juris. Factor:		Before Depr:		95.63
Special Features:	0	Val/Su Net:		43.14
Final Total:	128000	Val/Su SzAd		57.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,258	108.670	136,705	
SFL	2ND FLOOR	908	108.670	98,682	
BMT	BASEMENT	459	27.170	12,470	
WDK	WOOD DECK	292	19.130	5,586	
HST	HALF STORY	50	108.670	5,433	
Net Sketched Area:		2,967	Total:	258,876	
Size Ad	2216.0999	Gross Area	3118	FinArea	2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 177 59 0