



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SALWITZ RICHARD D
Owner 2:	SALWITZ SUSAN FULMER
Owner 3:	
Street 1:	PO BOX 183
Street 2:	129 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3603 Type:

PREVIOUS OWNER

Owner 1:	RHINES MICHAEL E -
Owner 2:	RHINES BARBARA M -
Street 1:	129 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3603

NARRATIVE DESCRIPTION

This Parcel contains .991 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		43173.6		SQUARE FE	PRIME SITE		0	7.91	1.597	R3									545,411						545,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	248,800	20,400	0.991	545,400	814,600
Total Card	248,800	20,400	0.991	545,400	814,600
Total Parcel	248,800	20,400	0.991	545,400	814,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		361.48	/Parcel: 361.48

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	244,400	20400	.991	482,700	747,500	747,500	Year End Roll	10/15/2020
2020	101	FV	242,300	20400	.991	482,700	745,400	745,400	Year End Roll	9/26/2019
2019	101	FV	227,800	20400	.991	467,500	715,700	715,700	Create Final value 2019	6/4/2019
2018	101	FV	227,800	20400	.991	467,500	715,700	715,700	Year End Roll	9/28/2017
2017	101	FV	221,500	20400	.991	441,300	683,200	683,200	Year End Roll	9/29/2016
2016	101	FV	217,300	20400	.991	428,200	665,900	665,900	Year End Roll	1/14/2016
2015	101	FV	215,200	20400	.991	396,500	632,100	632,100	Year End	10/2/2014
2014	101	FV	200,600	20400	.991	355,100	576,100	576,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RHINES MICHAEL	43302-268		7/16/2004		711,000	No	No			
BYRON ALAN C/WA	23596-113		8/30/1993		312,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2000	1972	ROOF		C	6/30/2001			
6/10/1998	1436	SCREENPR	5,600	C	2/20/1999			
8/21/1996	1031-96	GARAGE	13,800	C	6/3/1997			90% 2/28/98 100%
2/16/1996	899-96	FINISH B	1,500	C	6/21/1996			
8/16/1993	314	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS+INSPCTD	600	
2/20/1999	MEAS/EXT INS	602	
1/27/1996	MEAS+INSPCTD	606	
7/5/1994	FIELDREV CHG	600	
12/14/1993	PERMIT VISIT	600	

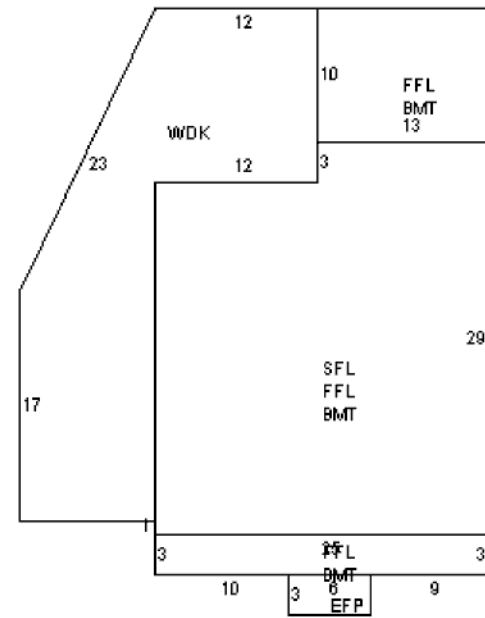
Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	3	- GAMBREL
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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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	RMs: 7		BRs: 3	Baths: 2	HB:							

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
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

DEPRECIATION

Phys Cond:	AV	- Average	34%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			34%

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.12902713
Const Adj.:	1.09140003
Adj \$ / SQ:	126.919
Other Features:	44750
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	376987
Depreciation:	128175
Depreciated Total:	248811

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	621829.3634
Juris. Factor:		Before depr:		152.30
Special Features:	0	Val/Su Net:		85.03
Final Total:	248800	Val/Su SzAd:		157.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	894	67.430	60,278	
FFL	1ST FLOOR	894	126.920	113,465	
SFL	2ND FLOOR	689	126.920	87,447	
WDK	WOOD DECK	431	17.560	7,567	
EFP	ENCL PORCH	18	36.000	648	
Net Sketched Area:		2,926	Total:	269,405	
Size Ad	1583	Gross Area	2926	FinArea	2254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	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
3	GARAGE	D	Y	1	22X22	G	AV	1997	45.00	T	18	101			17,900			17,900
92	SCREEN HSE	D	Y	1	12X12	A	AV	1999	25.00	T	30	101			2,500			2,500

PARCEL ID 155 11 0

More: N

Total Yard Items: 20,400

Total Special Features: 0

Total: 20,400

IMAGE**AssessPro** Patriot Properties, Inc