



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KATSUKI COLLEEN S
Owner 2:	
Owner 3:	
Street 1:	226 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	KATSUKI - DAVID
Owner 2:	KATSUKI - COLLEEN S
Street 1:	226 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

**NARRATIVE DESCRIPTION**

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.293		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									8,790						8,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	711,900	300	2.130	688,800	1,401,000
Total Card	711,900	300	2.130	688,800	1,401,000
Total Parcel	711,900	300	2.130	688,800	1,401,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		513.86	/Parcel: 513.86

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	615,100	300	2.13	648,800	1,264,200	1,264,200	Year end	11/3/2022
2022	101	FV	516,700	500	2.13	588,800	1,106,000	1,106,000	Year End Roll	10/19/2021
2021	101	FV	477,100	500	2.13	508,800	986,400	986,400	Year End Roll	10/15/2020
2020	101	FV	469,200	500	2.13	516,800	986,500	986,500	Year End Roll	9/26/2019
2019	101	FV	444,900	500	2.13	500,000	945,400	945,400	Create Final value 2019	6/4/2019
2018	101	FV	444,900	500	2.13	500,000	945,400	945,400	Year End Roll	9/28/2017
2017	101	FV	428,000	500	2.13	485,600	914,100	914,100	Year End Roll	9/29/2016
2016	101	FV	416,000	500	2.13	485,600	902,100	902,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KATSUKI, DAVID	63566-18		5/2/2014	DIVORCE/ESTA	495,000	No	No			
WATSON, J./VAN	24736-306		7/28/1994		520,000	No	No			
ROLLINS J LESLI	13864-209		12/21/1979		57,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2019	SH-19-0004	SHEET MT	7,000	C				Sheet metal work f
2/28/2018	6987	MANUAL	2,451	C				Weatherization wor
1/25/2018	6965	SOLAR PA	37,415	C				
10/22/2014	5945	MANUAL		C				
12/23/2009	4363	MANUAL		C				install a wood bur

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/24/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**COMMENTS**

INC 101-19.01 (.015 AC) LONG SETBACK ATTIC AREA - SLEEPINGLOFTS STORAGE OVER GAR  
.

**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: 8	BR:s: 4	Bath:s: 3	HB

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
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:	AV - Average	19.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		19%

**CALC SUMMARY**

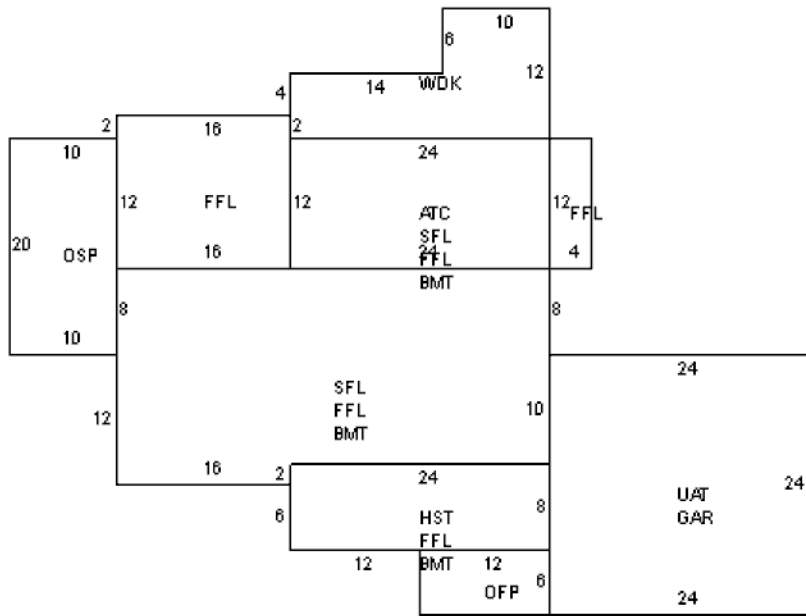
Basic \$ / SQ:	150.00
Size Adj.:	0.97727275
Const Adj.:	1.01999998
Adj \$ / SQ:	149.523
Other Features:	52000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	878846
Depreciation:	166981
Depreciated Total:	711865

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	861916.2000
Juris. Factor:		Before Depr:	239.24	Val/Su Net:	139.67
Special Features:	0	Val/Su SzAd:	269.66		
Final Total:	711900	Val/Su SzAd:	269.66		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,504	149.520	224,882	
BMT	BASEMENT	1,232	37.380	46,053	
SFL	2ND FLOOR	1,040	149.520	155,504	
GAR	GARAGE	576	36.000	20,736	
WDK	WOOD DECK	204	21.240	4,332	
OSP	SCRN PORCH	200	22.500	4,500	
HST	HALF STORY	96	149.520	14,354	
ATC	ATTIC	86	149.520	12,919	
Net Sketched Area:		5,097	Total:	497,279	
Size Ad	2640	Gross Area	5884	FinArea	2726

**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
66	CANOPY	D Y	1	4X12	A	AV	1988	22.00	T	70	101			300			300

**PARCEL ID** 173 19 0

More: N	Total Yard Items: 300	Total Special Features:	Total: 300
---------	-----------------------	-------------------------	------------

**IMAGE**

*AssessPro* Patriot Properties, Inc

