



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN TBC LLC
Owner 2:	
Owner 3:	
Street 1:	1466 COMMONWEALTH AVE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02465 Type:

PREVIOUS OWNER

Owner 1:	RULAND SANDRA F -
Owner 2:	-
Street 1:	1 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as CHLD CR with a(n) RANCH Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 11 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
140	CHLD CR		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
140	CHLD CR		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
140	990,100	4,300	1.840	500,100	1,494,500
Total Card	990,100	4,300	1.840	500,100	1,494,500
Total Parcel	990,100	4,300	1.840	500,100	1,494,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		160.75	/Parcel: 160.75

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

GIS Ref
GIS Ref
Insp Date
05/06/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	140	FV	980,600	4300	1.84	508,100	1,493,000	1,493,000	Year End Roll	9/26/2019
2019	352	FV	964,700	4300	1.84	491,300	1,460,300	1,460,300	Create Final value 2019	6/4/2019
2018	352	FV	964,700	4300	1.84	491,300	1,460,300	1,460,300	Year End Roll	9/28/2017
2017	352	FV	954,400	4300	1.84	476,900	1,435,600	1,435,600	Year End Roll	9/29/2016
2016	352	FV	926,400	4300	1.84	476,900	1,407,600	1,407,600	Year End Roll	1/14/2016
2015	352	FV	906,100	4300	1.84	404,100	1,314,500	1,314,500	Year End	10/2/2014
2014	352	FV	626,800	0	1.84	362,500	989,300	989,300	Year End Roll	1/23/2014
2013	101	FV	577,900	17300	1.84	352,100	947,300	947,300	Year End Roll	10/25/2012

Parcel ID 173 47 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RULAND SANDRA F	56995-250		6/16/2011		1007000	No	No			
SMITH, CONVERSE	26741-440		10/11/1996		397500	No	No			
SMITH CONVERSE/	24296-189		2/24/1994	FAMILY		1	No	No		
	11650-85		3/19/1969		15000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2013	5329	MANUAL	21,000	C				sheet metal instal
2/12/2013	5324	DEMOLITI	1,000	C				demo & removal of
1/25/2013	5303	RENOVATI	870,109	C	8/29/2013			convert structure
9/23/2002	2589	RENO-ADD	250,000	C	5/14/2005			6/18 25% 5/15 90%
5/14/1998	1417	FINISH B	3,000	C	6/16/1998			1/2 ONLY 6/16/98 1

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	CHG FM OTHER	621	N Cramer
5/6/2014	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPECTD	615	
5/15/2004	MEAS+INSPECTD	615	
6/18/2003	MEAS+INSPECTD	615	
6/16/1998	MEAS/EXT INS	602	
1/13/1996	MEAS+INSPECTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(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:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	8 Rating: GOOD
A HBth:	Rating:
OthrFix:	1 Rating: GOOD

COMMENTS

ADDRESS CHANGED IN 8/26/91 FROM 1 FARRAR ROAD;address changed 9/8/11 back to 239 Concord Rd. 2/11/2019 Reclassified property from commercial class 352 to residential class 140..

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1969 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

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	RM:	11	BR:	4
	Baths:		HB	8

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	A - ABV AVG
Prim Floors:	15 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	VG - Very Good	13%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13%

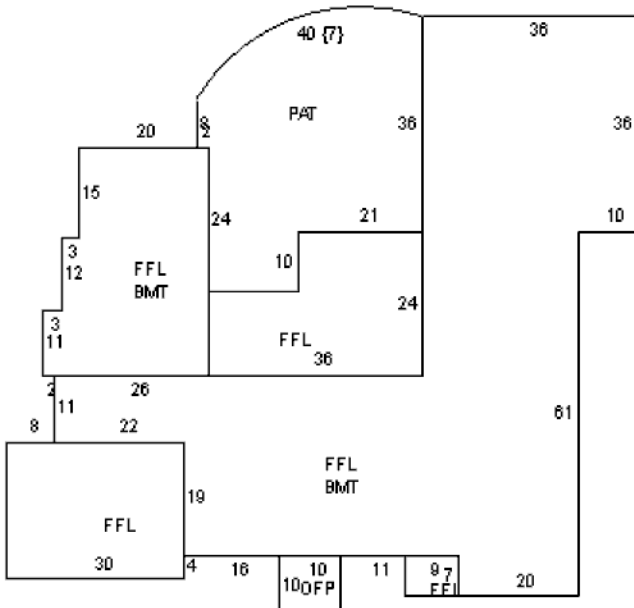
CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	0.83972633
Const Adj.:	1.02999997
Adj \$ / SQ:	74.383
Other Features:	101832
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1092731
Depreciation:	142055
Depreciated Total:	950676

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	756837.4493
Juris. Factor:		Val/Su Fin:	106.50	
Special Features:	39400	Val/Su Net:	73.76	
Final Total:	990100	Val/Su SzAd	148.06	

SKETCH



Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	14 - HVAC
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal:	0 % Sprinkled: 100

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
61	ELEV-PAS	D	S	1		G	GD	2013	43,750.00	T	10	140			39,400			39,400
85	PAVING	D	Y	1	5630	A	AV	2014	0.90	T	15	140			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Features:	39,400	Total:	43,700
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	6,687	74.380	497,399	
BMT	BASEMENT	5,220	32.540	169,872	
PAT	PATIO	1,417	7.000	9,919	
OFF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		13,424	Total:	678,690	
Size Ad	6687	Gross Area	13424	FinArea	9297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

