



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BALES KELLY R
Owner 2:	KINGSTON ANNE E
Owner 3:	
Street 1:	233 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	233 CONCORD ROAD LLC -
Owner 2:	-
Street 1:	236 BEDFORD STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.971 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2019, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.134		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,020						4,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,066,200		1.971	564,000	1,630,200		0
							GIS Ref
							GIS Ref
Total Card	1,066,200		1.971	564,000	1,630,200	Entered Lot Size	
Total Parcel	1,066,200		1.971	564,000	1,630,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.13	/Parcel:	325.13	Insp Date
						Land Unit Type:	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	11,000	3400	1.971	564,000	578,400	578,400	Year End Roll	9/26/2019
2019	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Create Final value 2019	6/4/2019
2018	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Year End Roll	9/28/2017
2017	342	FV	382,300	3400	1.971	354,000	739,700	739,700	Year End Roll	9/29/2016
2016	342	FV	373,300	3400	1.971	348,000	724,700	724,700	Year End Roll	1/14/2016
2015	342	FV	320,200	3400	1.845	289,700	613,300	613,300	Year End	10/2/2014
2014	342	FV	299,800	3400	1.845	289,700	592,900	592,900	Year End Roll	1/23/2014
2013	342	FV	294,000	3400	1.845	289,700	587,100	587,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
233 CONCORD ROA	73954-338		1/7/2020		2145000	No	No			
WEIGEL TR,LYNN	71329-231		7/17/2018	CHD>SALE	662500	No	No			
WEIGEL, LYNN B.	26479-405		7/9/1996	CONVENIENC	10	No	No			
HUNTER W BRUCE	19156-81		6/29/1988		175000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/17/2018	7284	NEW HOME	540,000	O	12/16/2019			New single family
12/5/2018	7277	DEMOLITI	15,000	C				Demolish existing
3/24/1995	680-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2020	CnfmdBldgDpt	624	W Coelho
8/12/2019	PERMIT VISIT	623	M Larson
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

