



Patriot Properties Inc.

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	6.25	1.000	R2									500,000						500,000	
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	Legal Description	User Acct
101	477,100	500	2.130	508,800	986,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 361.80						/Parcel: 361.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2015	101	FV	405,200	500	2.13	412,800	818,500	818,500	Year End	10/2/2014
2014	101	FV	376,300	500	2.13	371,200	748,000	748,000	Year End Roll	1/23/2014
2013	101	FV	369,100	500	2.13	360,800	730,400	730,400	Year End Roll	10/25/2012

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	495000	No	No			
WATSON, J./VAN	24736-306		7/28/1994		520000	No	No			
ROLLINS J LESLI	13864-209		12/21/1979		57000	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

