



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101 22 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	289,000	500	1.000	431,700	721,200
Total Card	289,000	500	1.000	431,700	721,200
Total Parcel	289,000	500	1.000	431,700	721,200
Source: Market Adj Cost	Total Value per SQ unit /Card: 223.04		/Parcel: 223.04		

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

Insp Date
11/27/18

OWNERSHIP

Owner 1:	CAMPO TR CHRISTINE M
Owner 2:	
Owner 3:	CHRISTINE M CAMPO REVOC TRUST
Street 1:	230 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Own Occ:	Y
Postal:	01773-5115 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,200	500	1.	438,600	690,300	690,300	Year End Roll	9/26/2019
2019	101	FV	244,400	500	1.	424,100	669,000	669,000	Create Final value 2019	6/4/2019
2018	101	FV	244,400	500	1.	424,100	669,000	669,000	Year End Roll	9/28/2017
2017	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	9/29/2016
2016	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	1/14/2016
2015	101	FV	226,800	500	1.	348,800	576,100	576,100	Year End	10/2/2014
2014	101	FV	224,600	500	1.	312,900	538,000	538,000	Year End Roll	1/23/2014
2013	101	FV	220,200	500	1.	303,900	524,600	524,600	Year End Roll	10/25/2012

PREVIOUS OWNER

Owner 1:	CAMPO - CHRISTINE M
Owner 2:	-
Street 1:	230 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

PRINT

Date	Time
10/22/20	14:27:50

LAST REV

Date	Time
09/01/20	12:14:42

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPO,CHRISTINE	70056-446		10/11/2017	CONVENIENC	10	No	No			
GROSS,THOMAS AO	67823-79		8/16/2016		775205	No	No			
	7383-473		1/19/1949		16000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
7/12/2018	7131	KITCHEN	50,200	C	11/5/2018			Remodel the kitche
3/29/2002	2454	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
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		43560		SQUARE FE	PRIME SITE		0	6.25	1.586	R2									431,675						431,700	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------

Total:	431,675	SpI Credit		Total:	431,700
--------	---------	------------	--	--------	---------

**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1      Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL      25%		
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:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	80	A	AV	1982	15.00	T	60	101			500			500

More: N	Total Yard Items: 500	Total Special Features:	Total: 500
---------	-----------------------	-------------------------	------------

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	33.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>33.6%</b>

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.99004799
Const Adj.:	1.00979996
Adj \$ / SQ:	94.976
Other Features:	65750
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	435284
Depreciation:	146256
Depreciated Total:	289029

**COMMENTS**


**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:	10	BRs:	4	Baths:	3	HB:	1				

**REMODELING**

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

**RES BREAKDOWN**

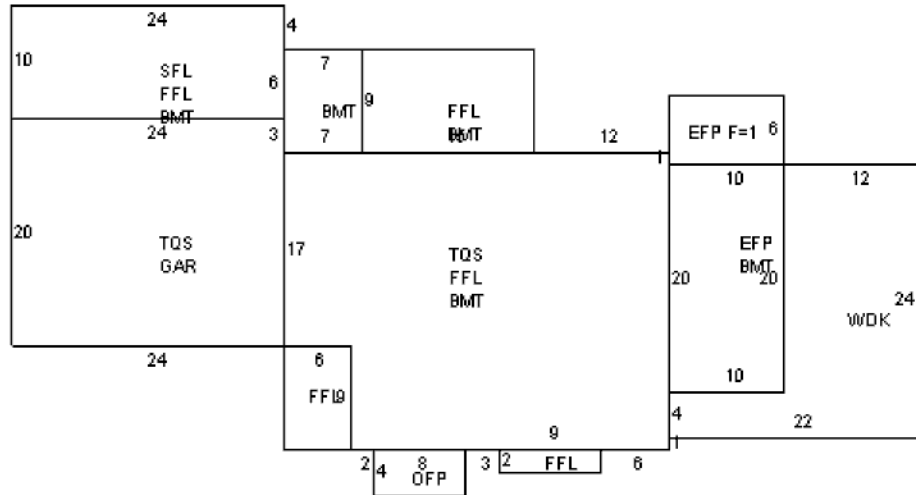
No Unit	RMS	BRS	FL
1	10	4	1
<b>Totals</b>			
1	10	4	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID** 173 20 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,468	35.620	52,284	
FFL	1ST FLOOR	1,277	94.980	121,285	
TQS	3/4 STORY	983	94.980	93,314	
GAR	GARAGE	480	36.000	17,280	
WDK	WOOD DECK	328	18.590	6,099	
EFP	ENCL PORCH	260	36.000	9,360	
SFL	2ND FLOOR	240	94.980	22,794	
OFF	OPEN PORCH	32	15.000	480	
<b>Net Sketched Area:</b>		<b>5,068</b>	<b>Total:</b>	<b>322,896</b>	
Size Ad	2499.5	Gross Area	5395	Fin Area	3234

**SUB AREA DETAIL**

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

**IMAGE**

AssessPro Patriot Properties, Inc

