



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL FREDRICK CLARKE
Owner 2:	MANNING THERESA M
Owner 3:	
Street 1:	221 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5112 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.292 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		
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		56291		SQUARE FE	PRIME SITE		0	6.25	1.295	R2									455,546						455,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	288,900	2,300	1.292	455,500	746,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 370.94						/Parcel: 370.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,300	2300	1.292	462,800	749,400	749,400	Year End Roll	9/26/2019
2019	101	FV	282,000	2300	1.292	447,500	731,800	731,800	Create Final value 2019	6/4/2019
2018	101	FV	282,000	2300	1.292	447,500	731,800	731,800	Year End Roll	9/28/2017
2017	101	FV	277,400	2300	1.292	434,400	714,100	714,100	Year End Roll	9/29/2016
2016	101	FV	275,100	2300	1.292	434,400	711,800	711,800	Year End Roll	1/14/2016
2015	101	FV	268,300	2300	1.292	368,100	638,700	638,700	Year End	10/2/2014
2014	101	FV	249,900	2300	1.292	330,200	582,400	582,400	Year End Roll	1/23/2014
2013	101	FV	245,300	2300	1.292	320,700	568,300	568,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINE LOCH REALT	21220-436		6/14/1991	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/29/2019	R-19-0066	FENCE	2,000	C				Install a privacy
6/14/2017	6776	SOLAR PA	30,000	C				Install solar pane
10/18/2016	6594	WINDOWS	13,078	C				Replace 6 windows
4/15/2009	4150	MANUAL	8,000	C	7/19/2010			install 2 solar pa
4/9/2009	4145	GARAGE	45,000	C	11/12/2009			Construct 2 car gar
10/29/2007	3805	HOT TUB	10,000	C	5/15/2008			construct new deck
11/17/2000	2131	ROOF		C	6/30/2001			
6/16/1994	498-94	BARN	5,000	C	8/16/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
12/9/2004	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.29226	Total SF/SM: 56290.85	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 455,546	Spl Credit	Total: 455,500
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### EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(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:	

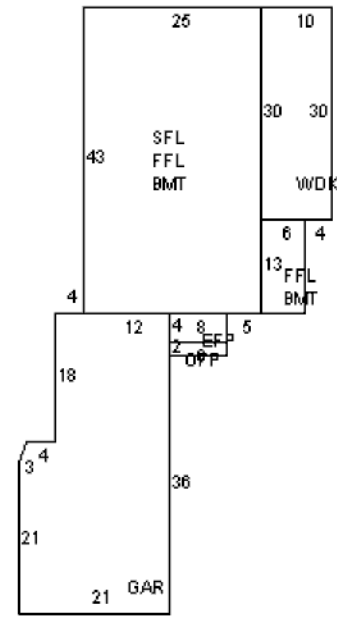
### BATH FEATURES

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

### COMMENTS

NO ATTIC SOME TINY LOFTS IN BDRMS

### SKETCH



### GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1991
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

### 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	8	BR	4	Bath	2	HB	1				

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	

### DEPRECIATION

Phys Cond:	AV - Average	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.8%

### 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	

Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

### CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.04806256
Const Adj.:	1.01999998
Adj \$ / SQ:	100.488
Other Features:	43205
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	347224
Depreciation:	58334
Depreciated Total:	288890

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	575196.8254
Juris. Factor:		Val/Su Fin:	143.52	
Special Features:	0	Val/Su Net:	67.11	
Final Total:	288900	Val/Su SzAd	143.52	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,153	25.120	28,966	
FFL	1ST FLOOR	1,153	100.490	115,863	
SFL	2ND FLOOR	860	100.490	86,420	
GAR	GARAGE	791	36.000	28,476	
WDK	WOOD DECK	300	19.000	5,700	
EFP	ENCL PORCH	32	36.000	1,152	
OPF	OPEN PORCH	16	15.000	240	
Net Sketched Area:		4,305	Total:	266,817	
Size Ad	2013	Gross Area	4520	FinArea	2013

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	80				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	8X10	A	AV	1992	15.00	T	50	101			600			600
93	HOT TUB	D	Y	1	1	A	AV	2007	2,000.00	T	15	101			1,700			1,700

### PARCEL ID

173 56 0

### IMAGE



AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	2,300	Total Special Features:		Total:	2,300
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