



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RIGOTTI NANCY A
Owner 2:	ROWIN STANLEY L
Owner 3:	
Street 1:	254 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5118 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47045		SQUARE FE	PRIME SITE		0	6.25	1.490	R2									438,209						438,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	651,800		1.080	438,200	1,090,000
Total Card	651,800		1.080	438,200	1,090,000
Total Parcel	651,800		1.080	438,200	1,090,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		333.54	/Parcel: 333.54

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	646,200	0	1.08	445,200	1,091,400	1,091,400	Year End Roll	9/26/2019
2019	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Create Final value 2019	6/4/2019
2018	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Year End Roll	9/28/2017
2017	101	FV	570,000	0	1.08	417,900	987,900	987,900	Year End Roll	9/29/2016
2016	101	FV	548,400	0	1.08	417,900	966,300	966,300	Year End Roll	1/14/2016
2015	101	FV	543,200	0	1.08	354,100	897,300	897,300	Year End	10/2/2014
2014	101	FV	506,600	0	1.08	317,600	824,200	824,200	Year End Roll	1/23/2014
2013	101	FV	496,100	0	1.08	308,500	804,600	804,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORTON, PETER W	24712-512		7/19/1994		315000	No	No			
MORTON JUDY	19902-230		6/27/1989	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5199	SOLAR PA	11,000	C				install roof mount
10/29/2007	3808	NEW HOME	494,000	C	5/8/2008			new house
10/16/2007	3793	DEMOLITI		C	4/22/2009			DEMOLISH HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
5/8/2008	CERT OF OCC	10	MARK R
4/29/2006	MEAS+INSPCTD	615	
1/13/1996	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.08000	Total SF/SM:	47044.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	438,209	SpI Credit		Total:	438,200
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