



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NADOLSKI THOMAS		
Owner 2:			
Owner 3:			
Street 1:	258 CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773		Type:

PREVIOUS OWNER

Owner 1:	NADOLSKI - ROSEMARY		
Owner 2:	NADOLSKI - THOMAS		
Street 1:	258 CONCORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		40946		SQUARE FE	PRIME SITE		0	6.25	1.668	R2									426,774						426,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	120,400	800	0.940	426,800	548,000
Total Card	120,400	800	0.940	426,800	548,000
Total Parcel	120,400	800	0.940	426,800	548,000
Source:	Market Adj Cost		Total Value per SQ unit /Card:		437.00
			/Parcel:		437.00

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

GIS Ref
GIS Ref
Insp Date
04/03/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	119,200	800	.94	433,600	553,600	553,600	Year End Roll	9/26/2019
2019	101	FV	107,600	800	.94	419,300	527,700	527,700	Create Final value 2019	6/4/2019
2018	101	FV	112,400	800	.94	419,300	532,500	532,500	Year End Roll	9/28/2017
2017	101	FV	111,200	800	.94	407,000	519,000	519,000	Year End Roll	9/29/2016
2016	101	FV	110,000	800	.94	407,000	517,800	517,800	Year End Roll	1/14/2016
2015	101	FV	107,700	800	.94	344,800	453,300	453,300	Year End	10/2/2014
2014	101	FV	103,100	800	.94	309,300	413,200	413,200	Year End Roll	1/23/2014
2013	101	FV	100,700	800	.94	300,400	401,900	401,900	Year End Roll	10/25/2012

Parcel ID 177 53 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NADOLSKI,ROSEMA	72368-556		3/25/2019	FAMILY	10	No	No	
FICHERA CATHERI	27315-002		5/22/1997		310000	No	No	
BLANCHARD, EILE	25280-12		4/11/1995	OTHER	221000	No	No	SELLER PAID TITLE 5
BLANCHARD CAROL	19889-80		6/20/1989	FAMILY	0	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2007	3699	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/27/1995	MEAS+INSPCTD	606	
7/8/1995	INFO AT DOOR	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.93999	Total SF/SM:	40945.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	426,774	SpI Credit	Total:	426,800
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