



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RITCHIE JAMES R
Owner 2:	RITCHIE NANCY M
Owner 3:	
Street 1:	274 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47916.001		SQUARE FE	PRIME SITE		0	6.25	1.469	R2									439,842						439,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	115,800	7,600	1.100	439,800	563,200
Total Card	115,800	7,600	1.100	439,800	563,200
Total Parcel	115,800	7,600	1.100	439,800	563,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		254.14	/Parcel: 254.14

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	107,600	7600	1.1	446,900	562,100	562,100	Year End Roll	9/26/2019
2019	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Create Final value 2019	6/4/2019
2018	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Year End Roll	9/28/2017
2017	101	FV	104,500	7600	1.1	419,400	531,500	531,500	Year End Roll	9/29/2016
2016	101	FV	102,500	7600	1.1	419,400	529,500	529,500	Year End Roll	1/14/2016
2015	101	FV	98,400	7600	1.1	355,400	461,400	461,400	Year End	10/2/2014
2014	101	FV	96,200	7600	1.1	318,800	422,600	422,600	Year End Roll	1/23/2014
2013	101	FV	94,100	7600	1.06	307,300	409,000	409,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CROOK CONSTANCE	20757-58		9/6/1990	FAMILY	84000	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
3/26/2018	7015	WINDOWS	57,000	C				Replace 29 windows
2/26/2018	6980	KITCHEN	38,650	C				Remodel kitchen, r
2/26/2018	6979	ROOF	20,000	C				Strip & re-roof dw
11/29/2011	4940	ROOF	15,000	C				remove & replace r
4/12/2002	2471	ROOF		C				
7/27/1996	1006-96	MANUAL	500	C	5/24/1997			RPL POR
7/31/1995	780-95	WDK	600	C	6/21/1996			
1/4/1993	188	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
1/16/1995	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.10000	Total SF/SM:	47916.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	439,843	Spl Credit		Total:	439,800
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EXTERIOR INFORMATION

Type:	22 - CONV'NTNL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	3 - GAMBREL
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:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

75% OF INTERIOR RENOVATED 1991
 FURNACE 1991:STUDIO (DET)-POOR NO
 UTLITIESHED UNSOUND .

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:	7	BR:	4	Bath:	2	HB					

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	5 - LINO/VINYL 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	FR - Fair	51%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		51%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.02074587
Const Adj.:	0.99495000
Adj \$ / SQ:	96.481
Other Features:	38000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	236253
Depreciation:	120489
Depreciated Total:	115764

COMPARABLE SALES

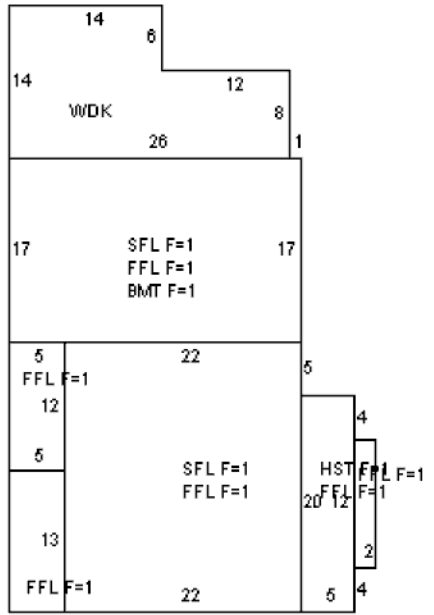
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	148100.0000
Juris. Factor:		Val/Su Fin:	52.26	
Special Features:	0	Val/Su Net:	39.03	
Final Total:	115800	Val/Su SzAd:	52.25	

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
21	STUDIO	D	Y	1	600	G	PR	1903	62.50	T	80	101			7,500			7,500
2	SHED/FR	D	Y	1	8X40	D	VP	1903	9.00	T	95	101			100			100

PARCEL ID 177 59 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,258	96.480	121,373	
SFL	2ND FLOOR	908	96.480	87,615	
BMT	BASEMENT	459	24.120	11,071	
WDK	WOOD DECK	292	19.130	5,586	
HST	HALF STORY	50	96.480	4,824	
Net Sketched Area:		2,967	Total:	230,469	
Size Ad	2216.0999	Gross Area	3118	FinArea	2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	7,600	Total Special Features:		Total:	7,600
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