



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: HENDRICKSON TR ROBERT A
 Owner 2: HENDRICKSON TR RUTH A
 Owner 3: ROBERT HEND TR/RUTH A HEND TR
 Street 1: 253 CONCORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-5119 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	190,500	8,600	1.200	448,000	647,100	
Total Card		190,500	8,600	1.200	448,000	647,100
Total Parcel		190,500	8,600	1.200	448,000	647,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 345.30		/Parcel: 345.30		

Legal Description

Entered Lot Size
 Total Land:
 Land Unit Type:

User Acct

GIS Ref
 GIS Ref
 Insp Date
 07/19/10

PREVIOUS OWNER

Owner 1: HENDRICKSON - ROBERT A
 Owner 2: HENDRICKSON - RUTH A
 Street 1: 253 CONCORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-5119

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,900	8600	1.2	455,200	652,700	652,700	Year End Roll	9/26/2019
2019	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Create Final value 2019	6/4/2019
2018	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Year End Roll	9/28/2017
2017	101	FV	174,600	8600	1.2	427,200	610,400	610,400	Year End Roll	9/29/2016
2016	101	FV	171,500	8600	1.2	427,200	607,300	607,300	Year End Roll	1/14/2016
2015	101	FV	169,900	8600	1.2	362,000	540,500	540,500	Year End	10/2/2014
2014	101	FV	158,800	8600	1.2	324,700	492,100	492,100	Year End Roll	1/23/2014
2013	101	FV	155,600	8600	1.2	315,400	479,600	479,600	Year End Roll	10/25/2012

Parcel ID 177 68 0

PRINT

Date	Time
10/22/20	15:04:33

LAST REV

Date	Time
11/15/17	13:22:43

USER DEFINED

Prior Id # 1: 116 16 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:

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HENDRICKSON,ROB	700036-379		10/5/2017	CONVENIENC		1	No	No
SNELLING DOROTH	11364-143		7/19/1967		25000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/21/2010	4467	RENO-GAR	50,000	C	6/30/2011			remove gar and bui
4/13/2007	3649	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA

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		52272		SQUARE FE	PRIME SITE		0	6.25	1.371	R2									448,010						448,000	

Total AC/HA: 1.20000	Total SF/SM: 52272.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 448,010	Spl Credit	Total: 448,000
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