



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BRAIN J WALTER
 Owner 2: BRAIN PATRICIA L
 Owner 3:
 Street 1: 255 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	88,100	8,900	0.530	393,300	490,300
Total Card 88,100 8,900 0.530 393,300 490,300					
Total Parcel 88,100 8,900 0.530 393,300 490,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 408.58		/Parcel: 408.58	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	05/03/17

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	78,100	8900	.53	399,600	486,600	486,600	Year End Roll	9/26/2019
2019	101	FV	75,700	8900	.53	386,400	471,000	471,000	Create Final value 2019	6/4/2019
2018	101	FV	75,700	8900	.53	386,400	471,000	471,000	Year End Roll	9/28/2017
2017	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	9/29/2016
2016	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	1/14/2016
2015	101	FV	67,700	8900	.53	317,800	394,400	394,400	Year End	10/2/2014
2014	101	FV	67,000	8900	.53	285,100	361,000	361,000	Year End Roll	1/23/2014
2013	101	FV	65,500	8900	.5	275,100	349,500	349,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDERSON R JON	12063-675		8/19/1971		35000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .53 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1924, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/1/2000	ABATE-INSPEC	600	
12/26/1995	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23086.8		SQUARE FE	PRIME SITE		0	6.25	2.726	R2									393,288						393,300	

Total AC/HA: 0.53000	Total SF/SM: 23086.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 393,288	Spl Credit	Total: 393,300
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

