



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTIN JASON B
Owner 2:	CURTIN REBECCA S
Owner 3:	
Street 1:	257 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5119 Type:

PREVIOUS OWNER

Owner 1:	Lusky Jr - Robert F
Owner 2:	Wafer - Melissa Jane
Street 1:	257 Concord Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-5119

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		74051.8		SQUARE FE	PRIME SITE		0	6.25	1.056	R2									488,847						488,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	609,700	900	1.700	488,800	1,099,400
Total Card	609,700	900	1.700	488,800	1,099,400
Total Parcel	609,700	900	1.700	488,800	1,099,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		310.52	/Parcel: 310.52

Legal Description	User Acct
	0
	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	619,400	900	1.7	496,700	1,117,000	1,117,000	Year End Roll	9/26/2019
2019	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Create Final value 2019	6/4/2019
2018	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Year End Roll	9/28/2017
2017	101	FV	569,300	900	1.7	466,200	1,036,400	1,036,400	Year End Roll	9/29/2016
2016	101	FV	553,700	900	1.7	466,200	1,020,800	1,020,800	Year End Roll	1/14/2016
2015	101	FV	522,300	900	1.7	395,000	918,200	918,200	Year End	10/2/2014
2014	101	FV	499,900	900	1.7	354,300	855,100	855,100	Year End Roll	1/23/2014
2013	101	FV	486,400	900	1.42	328,000	815,300	815,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lusky Jr,Robe	59825-475		8/23/2012		850000	No	No			
MURPHY MARGUERI	49946-338		8/15/2007		1092500	No	No			
MURPHY MARGUERI	37757-520		1/23/2003	CONVENIENC	100	No	No			
MURPHY, MARGUER	27030-534		1/31/1997	CONVENIENC	1	No	No			
MURPHY, MARGUER	26101-445		3/4/1996	CONVENIENC	1	No	No		1/2 INTEREST	
KANAREK, STEPHE	25524-203		7/28/1995		615000	No	No			
DEFORD WILLIAM	12938-563		2/23/1976		75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2017	6768	SOLAR PA	28,871	C	6/8/2018			Install solar pane
11/15/2014	5631	ROOF	6,500	C				re-roof aluminum 1
2/1/2008	3878	MANUAL	12,866	C	6/23/2008			solar hot water pa
12/3/2004	3097	MANUAL	5,000	C	5/14/2005			repair or replace
8/24/1993	323	RENOVATI	5,000	C	12/27/1993			
11/23/1992	172	SHED	800	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS+INSPCTD	100	
6/4/2005	M&L COMPLETE	615	
12/12/1995	MEAS+INSPCTD	606	
12/27/1993	PERMIT VISIT	600	
12/14/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.70000	Total SF/SM:	74052.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	488,847	SpI Credit		Total:	488,800
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