



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VOLODIN ALEKSANDR
Owner 2:	
Owner 3:	
Street 1:	261 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAYES OLIVER W JR -
Owner 2:	HAYES PAULA LF -
Street 1:	PO BOX 606
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		41817		SQUARE FE	PRIME SITE		0	6.25	1.639	R2									428,407						428,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	254,100	2,800	0.960	428,400	685,300
Total Card	254,100	2,800	0.960	428,400	685,300
Total Parcel	334,500	2,800	0.960	428,400	765,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		272.59	/Parcel: 255.74

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

GIS Ref
GIS Ref
Insp Date
02/27/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,900	2800	.96	435,300	746,000	746,000	Year End Roll	9/26/2019
2019	101	FV	297,800	2800	.96	420,900	721,500	721,500	Create Final value 2019	6/4/2019
2018	101	FV	297,800	1700	.96	420,900	720,400	720,400	Year End Roll	9/28/2017
2017	101	FV	291,300	1700	.96	408,500	701,500	701,500	Year End Roll	9/29/2016
2016	101	FV	290,500	1700	.96	408,500	700,700	700,700	Year End Roll	1/14/2016
2015	101	FV	280,700	1700	.96	346,200	628,600	628,600	Year End	10/2/2014
2014	101	FV	278,700	1700	.96	310,500	590,900	590,900	Year End Roll	1/23/2014
2013	101	FV	274,600	1700	.96	301,600	577,900	577,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HAYES OLIVER W	58575-95		2/28/2012		605000	No	No	
MURPHY EDWARD W	16060-40		3/19/1985		175000	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
9/27/2004	3050	ROOF		C	3/14/2005			
6/21/1994	501-94	APARTMEN	15,000	C	8/24/1995			
6/9/1994	488-94	ROOF		C	8/24/1995			
5/26/1994	470-94	RENOVATI	1,000	C	8/24/1995			
6/8/1993	259	POOL	4,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPECTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
1/14/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

