

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHABOT JEFFREY R
Owner 2:	ROTJAN RANDI D
Owner 3:	
Street 1:	267 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRADEN TR - JOHN L
Owner 2:	CRUZEN TR - JULIANNE M
Street 1:	5345 COBAL CT
Twn/City:	CAPE CORAL
St/Prov:	FL Cntry
Postal:	33904

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	553,200		1.840	500,100	1,053,300
Total Card	553,200		1.840	500,100	1,053,300
Total Parcel	553,200		1.840	500,100	1,053,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		302.76	/Parcel: 302.76

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/08/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,900	0	1.84	508,100	1,047,000	1,047,000	Year End Roll	9/26/2019
2019	101	FV	500,400	0	1.84	491,300	991,700	991,700	Create Final value 2019	6/4/2019
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016
2015	101	FV	466,600	0	1.84	404,100	870,700	870,700	Year End	10/2/2014
2014	101	FV	427,800	0	1.84	362,500	790,300	790,300	Year End Roll	1/23/2014
2013	101	FV	419,600	0	1.84	352,100	771,700	771,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADEN TR,JOHN	73343-199		9/25/2019		1098000	No	No			
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No			
DENORMANDIE PHI	15688-436		7/18/1984		55000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/25/2018	7042	BATH	7,000	C	9/6/2019			Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/4/2005	M&L COMPLETE	615	
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 22 1
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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 8 - BRICK VEN 25%, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color, View / Desir.

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1986, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors, Bsmnt Flr, Bsmnt Gar.

Table with utility details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

SPEC FEATURES/YARD ITEMS

Table with columns: 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.

Summary row: More: N, Total Yard Items, Total Special Features, Total.

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath, Rating, 3/4 Bath, Rating, 1/2 Bath: 2, Rating: AVERAGE, A HBth, Rating, OthrFix: 3, Rating: AVERAGE.

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits, Rating, Frpl: 3, Rating: AVERAGE, WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor: 1 - 1ST FLOOR, % Own, Name.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 13.0%, Functional, Economic, Special, Override, Total: 13.2%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 95.00, Size Adj.: 0.92246336, Const Adj.: 1.03275001, Adj \$ / SQ: 90.504, Other Features: 69218, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 637358, Depreciation: 84131, Depreciated Total: 553227.

COMMENTS

CONSIDERABLE GLASS IN BSMT .

RESIDENTIAL GRID

Table with 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: RMs: 9, BRs: 5, Baths: 2, HB: 2.

REMODELING

Table with remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

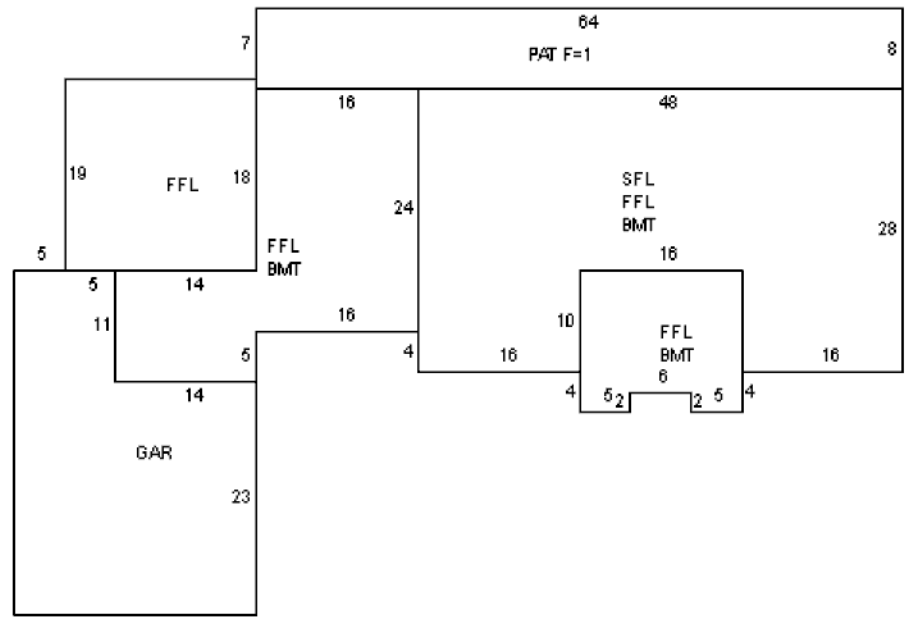
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 5, 2.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 935533.5249, Juris. Factor, Val/Su Fin: 159.01, Special Features: 0, Val/Su Net: 83.98, Final Total: 553200, Val/Su SzAd: 159.01.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,587, Total: 386,039, Size Ad: 3479, Gross Area: 6587, FinArea: 3479.

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

