



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR ANDREW H
Owner 2:	
Owner 3:	THE DAVIS FAMILY TRUST
Street 1:	2 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3002 Type:

PREVIOUS OWNER

Owner 1:	DAVIS RONALD C -
Owner 2:	DAVIS BARBARA C -
Street 1:	2 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3002

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1943, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,400	2,200	2.200	570,900	934,500		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 242.35						/Parcel: 242.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,300	2200	2.2	570,900	896,400	896,400	Year End Roll	9/26/2019
2019	101	FV	314,500	2200	2.2	553,300	870,000	870,000	Create Final value 2019	6/4/2019
2018	101	FV	314,500	2200	2.2	553,300	870,000	870,000	Year End Roll	9/28/2017
2017	101	FV	301,300	0	2.2	522,900	824,200	824,200	Year End Roll	9/29/2016
2016	101	FV	301,300	0	2.2	507,700	809,000	809,000	Year End Roll	1/14/2016
2015	101	FV	289,900	0	2.2	470,900	760,800	760,800	Year End	10/2/2014
2014	101	FV	287,000	0	2.2	422,900	709,900	709,900	Year End Roll	1/23/2014
2013	101	FV	281,300	0	2.2	410,900	692,200	692,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS RONALD C,	29578-166		12/19/1998		538000	No	No			
FRANCIS W. LAVE	8617-114		11/22/1955		17000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	
1/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

