



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASTERSON MAUREEN
Owner 2:	SANTAMARIA ROBERTO
Owner 3:	
Street 1:	108 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	MERFELD - DANIEL M
Owner 2:	-
Street 1:	108 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3600

NARRATIVE DESCRIPTION

This Parcel contains .667 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		29044.8		SQUARE FE	PRIME SITE		0	5.5	2.228	R1									355,924						355,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	288,900	15,500	0.667	355,900	660,300	T148	0
							GIS Ref
							GIS Ref
							Insp Date
							06/30/11
Total Card		288,900	15,500	0.667	355,900	660,300	Entered Lot Size
Total Parcel		288,900	15,500	0.667	355,900	660,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 316.87			/Parcel: 316.87	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	259,500	15500	.667	307,400	582,400	582,400	Year End Roll	9/26/2019
2019	101	FV	252,700	15500	.667	293,800	562,000	562,000	Create Final value 2019	6/4/2019
2018	101	FV	225,300	15500	.667	293,800	534,600	534,600	Year End Roll	9/28/2017
2017	101	FV	221,300	15500	.667	293,800	530,600	530,600	Year End Roll	9/29/2016
2016	101	FV	221,300	15500	.667	285,400	522,200	522,200	Year End Roll	1/14/2016
2015	101	FV	213,200	15500	.667	226,500	455,200	455,200	Year End	10/2/2014
2014	101	FV	211,200	15500	.667	217,400	444,100	444,100	Year End Roll	1/23/2014
2013	101	FV	207,200	15500	.637	212,300	435,000	435,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MERFELD,DANIEL	69506-339		6/27/2017		750000	No	No			
FLORY WILLIAMSO	29980-041		3/10/1999		315000	No	No			
FLORY ELIZABETH	1120-99		12/14/1993	FAMILY		1	No	No		HUSBAND + WIFE
H.B. KNOWLES, I	21913-555		4/6/1992		190000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/14/2012	5162	WINDOWS	21,424	C				replace 20 windows
7/14/2010	4518	GARAGE	38,500	C	9/14/2010			construct detached
1/24/2006	3344	ADDITION	180,000	C	6/13/2006			rear & side of hou

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
5/24/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
3/27/2000	MEAS+INSPCTD	600	
1/23/1996	MEAS/EXT INS	606	
7/5/1994	FIELDREV CHG	600	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1 - WOOD SHI 25%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1930
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100
% AC:	0
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

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			
4	GARAGE/L	D	Y	1	24x23	A	AV	2010	28.00	T	0	101			15,500			15,500			
Total Yard Items:									15,500	Total Special Features:									Total:		15,500

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.03793550
Const Adj.:	1.00979996
Adj \$ / SQ:	99.570
Other Features:	73750
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	348044
Depreciation:	59167
Depreciated Total:	288876

COMMENTS

Location adjustment due to property abutting gas station..

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: 7		BRs: 4		Baths: 3		HB: 2					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

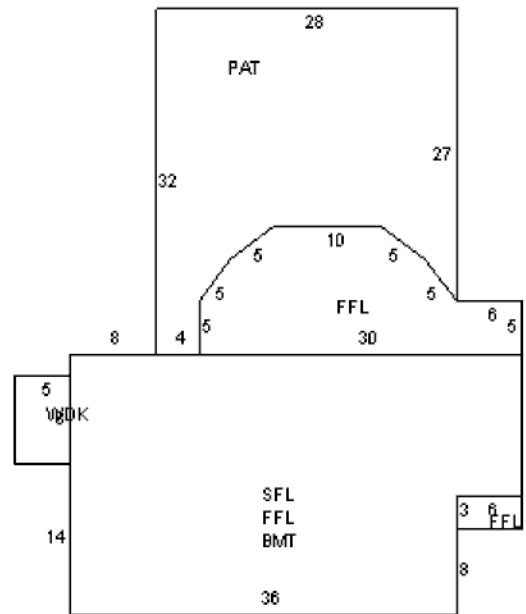
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				119500.0000
Juris. Factor:		Val/Su Fin:	138.63	
Special Features:	0	Val/Su Net:	77.74	
Final Total:	288900	Val/Su SzAd	138.64	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,236	99.570	123,069	
BMT	BASEMENT	942	24.890	23,449	
SFL	2ND FLOOR	848	99.570	84,416	
PAT	PATIO	650	7.000	4,550	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		3,716	Total:	237,004	
Size Ad	2083.7999	Gross Area	3810	FinArea	2084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE



AssessPro Patriot Properties, Inc