



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KASPER CHRISTIAN G
Owner 2:	KASPER CAROLE M
Owner 3:	
Street 1:	140 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4100 Type:

PREVIOUS OWNER

Owner 1:	JONES ANNE L TR -
Owner 2:	JONES GRAHAM E TR -
Street 1:	140 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4100

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1809, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	689,000	11,600	2.500	659,900	1,360,500	3914	0				
							GIS Ref				
							GIS Ref				
Total Card					689,000	11,600	2.500	659,900	1,360,500	Entered Lot Size	
Total Parcel					689,000	11,600	2.500	659,900	1,360,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 493.29			/Parcel: 493.29		Land Unit Type:		Insp Date	
											05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	732,500	11600	2.5	683,900	1,428,000	1,428,000	Year End Roll	9/26/2019
2019	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Create Final value 2019	6/4/2019
2018	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Year End Roll	9/28/2017
2017	101	FV	662,600	11600	2.5	659,900	1,334,100	1,334,100	Year End Roll	9/29/2016
2016	101	FV	641,600	11600	2.5	641,500	1,294,700	1,294,700	Year End Roll	1/14/2016
2015	101	FV	607,500	11600	2.5	595,100	1,214,200	1,214,200	Year End	10/2/2014
2014	101	FV	583,200	11600	2.5	555,900	1,150,700	1,150,700	Year End Roll	1/23/2014
2013	101	FV	568,600	11600	2.5	539,900	1,120,100	1,120,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONES ANNE L TR	53545-365		9/16/2009		1320000	No	No			
JONES ANNE L,	50569-118		1/8/2008	FAMILY	100	No	No			
PAGANO ROBERT P	49197-166		3/29/2007		1525000	No	No			
PAGANO ROBERT P	34023-47		11/9/2001	CONVENIENC	1	No	No			
DEWEY, EDWARD	24752-151		8/2/1994		675000	No	No			
EDWARD + ZELLA	14570-533		3/29/1982	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/14/2009	4308	RENOVATI	15,000	C	7/15/2010			replace win;add in
9/8/2009	4258	RENOVATI	14,000	C	11/12/2009			reframe fl & patch
3/25/2009	4139	RENOVATI	24,500	C	7/15/2010			remove stairway an
5/9/2005	3172	WDK	3,000	C				
10/12/2004	3063	RENOVATI	22,000	C				construct mudroom
7/21/2004	2983	RENOVATI	25,000	C	5/14/2005			bathroom & closet
8/10/1999	1772	ROOF		C	4/18/2000			4/18/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPCTD	50	
6/13/2006	MEAS/EXT INS	50	
5/14/2005	MEAS+INSPCTD	615	
4/18/2000	MEAS/EXT INS	611	
1/27/1996	MEAS/EXT INS	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

