



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KUPPERSTEIN ROBERT O
Owner 2:	MCCRORY EILEEN M
Owner 3:	
Street 1:	216 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.36 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									4,890						4,900	
101	ONE FAM		0.36		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									2,160						2,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	329,400	11,600	2.360	507,100	848,100
Total Card	329,400	11,600	2.360	507,100	848,100
Total Parcel	329,400	11,600	2.360	507,100	848,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		446.04	/Parcel: 446.04

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	324,400	11600	2.36	515,100	851,100	851,100	Year End Roll	9/26/2019
2019	101	FV	315,000	11600	2.36	498,300	824,900	824,900	Create Final value 2019	6/4/2019
2018	101	FV	310,600	11600	2.36	498,300	820,500	820,500	Year End Roll	9/28/2017
2017	101	FV	305,800	11600	2.36	483,900	801,300	801,300	Year End Roll	9/29/2016
2016	101	FV	299,000	11600	2.36	483,900	794,500	794,500	Year End Roll	1/14/2016
2015	101	FV	291,900	11600	2.36	411,100	714,600	714,600	Year End	10/2/2014
2014	101	FV	273,100	11600	2.36	369,500	654,200	654,200	Year End Roll	1/23/2014
2013	101	FV	268,400	11600	2.36	359,100	639,100	639,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLISON CAROLIN	22541-96		10/27/1992		295000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2002	2467	MANUAL	35,000	C	7/6/2002			move wall, rep win
11/14/1996	1087-96	RENO-ADD	45,000	C	5/24/1997			
12/28/1992	187	GARAGE	6,000	C	12/20/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
5/24/1997	MEAS+INSPCTD	602	
1/23/1996	MEAS/EXT INS	606	
6/1/1994	FIELDREV CHG	600	
12/20/1993	PERMIT VISIT	600	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

