



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STINSON DOUGLAS W
Owner 2:	STINSON CLAIRE C
Owner 3:	
Street 1:	191 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4123 Type:

**PREVIOUS OWNER**

Owner 1:	MURPHY RUTH M -
Owner 2:	-
Street 1:	191 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4123

**NARRATIVE DESCRIPTION**

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1724, 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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	620,100	15,000	2.760	667,700	1,302,800	1826	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 373.62						/Parcel: 373.62	10/05/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	630,200	15000	2.76	691,700	1,336,900	1,336,900	Year End Roll	9/26/2019
2019	101	FV	643,000	15000	2.76	674,100	1,332,100	1,332,100	Create Final value 2019	6/4/2019
2018	101	FV	643,000	15000	2.76	674,100	1,332,100	1,332,100	Year End Roll	9/28/2017
2017	101	FV	609,500	15000	2.76	667,700	1,292,200	1,292,200	Year End Roll	9/29/2016
2016	101	FV	597,500	15000	2.76	649,300	1,261,800	1,261,800	Year End Roll	1/14/2016
2015	101	FV	563,100	15000	2.76	602,900	1,181,000	1,181,000	Year End	10/2/2014
2014	101	FV	538,500	15000	2.76	563,700	1,117,200	1,117,200	Year End Roll	1/23/2014
2013	101	FV	523,700	15000	2.76	547,700	1,086,400	1,086,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY RUTH M,	31489-530		5/12/2000		862000	No	No			
MURPHY WILLIAM	14168-395		12/18/1980	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2012	5246	RENOVATI	3,100	C				replace 30' of sof
11/4/2008	4081	ROOF		C				strip & re-roof
10/5/2007	3785	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2018	MEAS/EXT INS	622	K Cuoco
11/10/2009	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
5/7/1996	MEAS+INSPCTD	606	
1/23/1996	ENTRY DENIED	606	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

