

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALDEN WOODS PROJECT
Owner 2:	
Owner 3:	
Street 1:	44 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DAVIS TR - ANDREW H
Owner 2:	-
Street 1:	2 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3002

NARRATIVE DESCRIPTION

This parcel contains 2.107 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1943, having primarily CONC BLOCK Exterior and 3856 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,450						9,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.107	543,900	3,400	807,900	1,355,200	
Total Card		2.107	543,900	3,400	807,900	1,355,200
Total Parcel		2.107	543,900	3,400	807,900	1,355,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 351.45 /Parcel: 351.45		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	509,200	3100	2.2	787,900	1,300,200		Year End Roll	12/2/2024
2024	101	FV	506,300	3100	2.2	770,900	1,280,300		Year end	11/9/2023
2023	101	FV	442,400	3100	2.2	710,900	1,156,400	1,156,400	Year end	11/3/2022
2022	101	FV	378,000	2200	2.2	643,700	1,023,900	1,023,900	Year End Roll	10/19/2021
2021	101	FV	361,400	2200	2.2	570,900	934,500	934,500	Year End Roll	10/15/2020
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 va	6/4/2019
2018	101	FV	314,500	2200	2.2	553,300	870,000	870,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS TR,ANDREW	82105-555		10/17/2023	PVT SALE	1,300,000	No	No		
DAVIS RONALD C,	29578-166		12/19/1998		538,000	No	No		
FRANCIS W. LAVE	8617-114		11/22/1955		17,000	No	No		

BUILDING PERMITS

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



USER DEFINED

Prior Id # 1: 39 2 0

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

