

140

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,005,500 / 1,005,500
USE VALUE: 1,005,500 / 1,005,500
ASSESSed: 1,005,500 / 1,005,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 51, , OLD CONCORD RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Town/City, St/Prov, Postal. Owners: MCGEAN TR GEOFFREY B, MCGEAN TR PATRICIA E, MCGEAN FAMILY TRUST. Street: 51 OLD CONCORD RD. Town: LINCOLN. Postal: 01773-3601

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Town/City, St/Prov, Postal. Owners: MCGEAN - GEOFFREY B, MCGEAN - PATRICIA E. Street: 51 OLD CONCORD RD. Town: LINCOLN. Postal: 01773-3601

NARRATIVE DESCRIPTION

This parcel contains .691 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1935, having primarily CLAPBOARD Exterior and 2520 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes items for water/sewer, electric, census, flood hazard, and street/gas.

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM, 30099.8, SQUARE FE, PRIME SITE, 0, 9.98, 2.16 R3, 649,000, 649,000, abts rail line

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Total Card: 0.691, 353,100, 3,400, 649,000, 1,005,500. Total Parcel: 0.691, 353,100, 3,400, 649,000, 1,005,500. Source: Market Adj Cost. Total Value per SQ unit /Card: 399.01. /Parcel: 399.01

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows from 2018 to 2025 showing annual assessments.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Sales to MCGEAN, GEOFFREY (2019), NICHOLS RICHARD (2000), TITUS WILLIAM A (1992).

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Permits for windows, screen, finish, manual, renovation, and addition.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Inspection and maintenance activities from 1992 to 2018.

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio.

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PRINT

Date Time 09/26/25 16:40:51

LAST REV

Date Time 02/24/20 09:23:19

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