

**Map** Lot Sublot Building Unit CARD

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HEIRS OF WATSON TYLER
Owner 2:	C/O BEVERLY WHITE
Owner 3:	C F DIXON
Street 1:	98 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This parcel contains .49 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1920, having primarily CLAPBOARD Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**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		21344.399		SQUARE FE	PRIME SITE		0	8.76	2.92	R2									546,653						546,700	

Total AC/HA:	0.49000	Total SF/SM:	21344	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	546,653	SpI Credit	Total:	546,700
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.490	192,500		546,700	739,200
Total Card	0.490	192,500		546,700	739,200
Total Parcel	0.490	192,500		546,700	739,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	560.00	/Parcel:	560.00

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	167,600	0	.49	541,000	708,600		Year End Roll	12/2/2024
2024	101	FV	164,000	0	.49	530,400	694,400		Year end	11/9/2023
2023	101	FV	162,900	0	.49	499,200	662,100	662,100	Year end	11/3/2022
2022	101	FV	143,900	0	.49	452,400	596,300	596,300	Year End Roll	10/19/2021
2021	101	FV	129,600	0	.49	390,000	519,600	519,600	Year End Roll	10/15/2020
2020	101	FV	120,100	0	.49	396,300	516,400	516,400	Year End Roll	9/26/2019
2019	101	FV	122,500	0	.49	383,200	505,700	505,700	Create Final va	6/4/2019
2018	101	FV	122,500	0	.49	383,200	505,700	505,700	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2021	R-21-0092	WINDOWS	3,302	C				Replace 4 windows

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	141 13 0
Insp Date	02/27/17
PRINT	
Date	09/26/25
Time	16:41:05
LAST REV	
Date	09/21/21
Time	13:59:40
blakeley	
1560	

**USER DEFINED**

Prior Id # 1:	57 7 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:	

