

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	RHINES MICHAEL E		
Owner 2:	RHINES BARBARA M		
Owner 3:			
Street 1:	137 OLD CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-3602		Type:

PREVIOUS OWNER

Owner 1:	ENGLAND ALBERT E -		
Owner 2:	ENGLAND PRISCILLA S -		
Street 1:	137 OLD CONCORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-3602		

NARRATIVE DESCRIPTION

This parcel contains 2.85 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1946, having primarily CONC BLOCK Exterior and 3404 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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
				Sewer		
				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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									35,455						35,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.850	477,400	15,900	1,077,900	1,571,200
Total Card 2.850 477,400 15,900 1,077,900 1,571,200					
Total Parcel 2.850 477,400 15,900 1,077,900 1,571,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 461.57		/Parcel: 461.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	439,700	15000	2.85	1,047,500	1,502,200		Year End Roll	12/2/2024
2024	101	FV	434,700	15000	2.85	1,022,400	1,472,100		Year end	11/9/2023
2023	101	FV	375,600	15000	2.85	870,400	1,261,000	1,261,000	Year end	11/3/2022
2022	101	FV	333,200	18300	2.85	798,400	1,149,900	1,149,900	Year End Roll	10/19/2021
2021	101	FV	323,100	18300	2.85	830,400	1,171,800	1,171,800	Year End Roll	10/15/2020
2020	101	FV	317,700	18300	2.85	830,400	1,166,400	1,166,400	Year End Roll	9/26/2019
2019	101	FV	312,500	18300	2.85	827,200	1,158,000	1,158,000	Create Final va	6/4/2019
2018	101	FV	312,500	18300	2.85	827,200	1,158,000	1,158,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENGLAND ALBERT	43631-114		8/31/2004	FAMILY	1,100,000	No	No		sold as is fire
	8309-418		8/19/1954			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2024	R-24-0108	MANUAL	208,000	C				Upgrade 2nd floor
3/30/2023	R-23-0069		82,000	O				Amend existing per
8/17/2022	R-22-0196	WDK	42,223	O				Install new roof d
11/29/2007	3826	GARAGE	8,000	C	6/24/2008			20x24 2 bay garage
1/3/2007	3597	RENOVATI	15,000	C	6/12/2007			convert 2bay gar i
11/15/2005	3318	W/S FLUE		C	6/15/2006			
8/25/2004	3014	RENOVATI	116,000	C	5/14/2005			refinish int - fir

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2025	INFO FM PRMT	7	SB
2/22/2017	MEAS/EXT INS	4	JG
6/24/2008	PERMIT VISIT	100	
6/12/2007	MEAS+INSPCTD	100	
5/14/2005	MEAS+INSPCTD	615	
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	58 3 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:	

