Total Card / Total Parcel
APPRAISED: 1,561,800 / 1,561,800
USE VALUE: 1,561,800 / 1,561,800
ASSESSED: 1,561,800 / 1,561,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ALLEN SEAN T
Owner 2:	LAWKINS STEPHANIE J
Owner 3:	
Street 1:	253 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-3602	Type:

PREVIOUS OWNER

Owner 1:	KIM - SUNGWOON
Owner 2:	KIM - SUNGSIL
Street 1:	253 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1970, having primarily WOOD Exterior and 2444 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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	3	UNPAVED
t				Gas:	2	LIGHT

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.120			800	800
101	2.000	510,600	2,300	1,048,100	1,561,000
Total Card	2.120	510,600	2,300	1,048,900	1,561,800
Total Parcel	2.120	510,600	2,300	1,048,900	1,561,800

Source: Market Adj Cost Total Value per SQ unit /Card: 639.17 /Parcel: 639.17

PREVIOUS ASSESSMENT

Parcel ID: 156 5 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	481,800	2100	2.12	1,018,500	1,502,400		Year End Roll	12/2/2024
2024	101	FV	489,300	2100	2.12	997,600	1,489,000		Year end	11/9/2023
2023	101	FV	386,800	2100	2.12	845,600	1,234,500	1,234,500	Year end	11/3/2022
2022	101	FV	336,500	2100	2.12	773,600	1,112,200	1,112,200	Year End Roll	10/19/2021
2021	101	FV	311,700	2100	2.12	805,600	1,119,400	1,119,400	Year End Roll	10/15/2020
2020	101	FV	261,500	2100	2.12	805,600	1,069,200	1,069,200	Year End Roll	9/26/2019
2019	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Create Final va	6/4/2019
2018	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM,SUNGWOON	74073-26		1/31/2020		1,169,000	No	No		
RICHARD PERRY	20748-159		8/31/1990		450,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2021	R-21-0135	BATH	72,323	O				Bathroom remodel
3/3/2020	R-20-0040	KITCHEN	175,000	C	7/8/2020			Bathroom remodel;
11/3/2010	4598	ROOF		C				strip & re-roof dw

Legal Description

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

Insp Date: 08/06/13

!1589!

PRINT
Date	Time
09/26/25	16:43:38

LAST REV
Date	Time
09/22/21	14:09:13
blakeley	

PAT ACCT.: 1589

USER DEFINED

Prior Id # 1:	59 6 1
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:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2020	QUESTIONNAIR	624	W Coelho
8/6/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/21/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									5,705						5,700	
132	UNDEV		0.12		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									840						800	Cons Restr, Wetlan

| Total AC/HA: 2.11955 | Total SF/SM: 92328 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 5 | Total: 1,048,945 | Spl Credit | Total: 1,048,900 |

EXTERIOR INFORMATION

Field	Value
Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt:	1970 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	1	GOOD
A Bath:	1	VERY GOOD
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field		Value
Phys Cond:	AV - Average	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26 %

COMMENTS

BARN/COTTAGE.

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9	BRs: 4	Baths: 1	HB								

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	173.00
Size Adj.:	1.16841006
Const Adj.:	1.00999999
Adj $ / SQ:	204.156
Other Features:	77678
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690067
Depreciation:	179417
Depreciated Total:	510650

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

| WtAv$/SQ: | | AvRate: | | Ind.Val 1054558.350 |

Field	Value	Field	Value
Juris. Factor:		Before Depr:	204.16
Special Features:	0	Val/Su Net:	133.11
Final Total:	510600	Val/Su SzAd	356.07

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,434	204.160	292,760
LLV	LOWR LEVEL	1,346	216.920	291,969
CPT	CARPORT	462	23.540	10,875
WDK	WOOD DECK	246	21.450	5,276
OSP	SCRN PORCH	120	24.070	2,889
STG	STORAGE	120	16.050	1,926
GRN	GRN	108	61.980	6,694
	Net Sketched Area:	3,836	Total:	612,389
Size Ad	1434	Gross Area	3836 FinArea	2444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 156 5 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	POOL I-G	D	Y	1	25X20	A	PR	1973	23.54	T	85	101			1,800			1,800
2	SHED/FR	D	Y	1	8X12	A	AV	1970	16.05	T	70	101			500			500

| More: N | Total Yard Items: 2,300 | Total Special Featues: | Total: 2,300 |