

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WISE TR JOANNE D
Owner 2:	
Owner 3:	JOANNE D WISE TRUST
Street 1:	241 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WISE - JOANNE D
Owner 2:	-
Street 1:	121 WESTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5.79 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2019, having primarily STUCCO Exterior and 3985 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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		24829		SQUARE FE	PRIME SITE		0	13.03	2.56	R5									826,737						826,700	
101	ONE FAM		5.22		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									182,700						182,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.790	1,225,100	24,700	1,009,400	2,259,200
Total Card 5.790 1,225,100 24,700 1,009,400 2,259,200					
Total Parcel 5.790 1,225,100 24,700 1,009,400 2,259,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 566.93		/Parcel: 566.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,125,800	23100	5.79	985,300	2,134,200		Year End Roll	12/2/2024
2024	101	FV	1,081,100	23100	5.79	943,400	2,047,600		Year end	11/9/2023
2023	101	FV	931,100	23100	5.79	822,800	1,777,000	1,777,000	Year end	11/3/2022
2022	018	FV	805,600	32300	5.79	765,700	1,603,600	1,486,150	Year End Roll	10/19/2021
2021	018	FV	764,000	29900	5.79	791,100	1,585,000	1,467,550	Year End Roll	10/15/2020
2020	018	FV	356,400	29900	5.79	791,100	1,177,400	1,059,950	Year End Roll	9/26/2019
2019	018	FV	116,200	29900	5.79	788,500	934,600	817,150	Create Final va	6/4/2019
2018	018	FV	116,200	29900	5.79	788,500	934,600	817,150	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISE,JOANNE D	76492-414		12/21/2020	CONVENIENC		1	No	No	
BOQUIST,WALLACE	70910-136		4/24/2018		950,000		No	No	
GEORGE GRADY	12625-542		5/6/1974		85,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2020	R-20-0204	SOLAR PA	23,500	C	2/12/2021			Install 22 roof mo
1/13/2020	R-20-0004	POOL	4,000	C				Construct pool & i
12/10/2018	7279	NEW HOME	500,000	C	1/8/2020			New single family
11/13/2018	7251	DEMOLITI	15,000	C				Partial demolition
11/13/2007	3814	MANUAL		C				install wood burni
10/19/2006	3546	MANUAL		C				Install wood stove
9/21/2001	2349	SHED	27,000	C	5/26/2009			project shed on ex

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	QUESTIONNAIR	624	W Coelho
9/8/2020	CnfmdbldgDpt	624	W Coelho
8/12/2019	PERMIT VISIT	623	M Larson
4/18/2019	SALES INSP	621	N Cramer
1/28/2019	PERMIT VISIT	622	K Cuoco
10/24/2018	VISITED	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/16/2008	INFO BY PHON	100	
5/27/2007	MEAS/EXT INS	100	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	59 8 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:	

