

156

2

0

1 of 1

RESIDENTIAL

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,128,500 / 1,128,500
 USE VALUE: 1,128,500 / 1,128,500
 ASSESSED: 1,128,500 / 1,128,500



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCUNE JR WILLIAM J
Owner 2:	MCCUNE ELISABETH J
Owner 3:	
Street 1:	PO BOX 9
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 5.67 ACRES of land mainly classified as OUT BLD with a STUDIO Building built about 1987, having primarily WOOD Exterior and 410 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
106	OUT BLD		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
106	OUT BLD		0.893		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									31,255						31,300	
106	OUT BLD		0.98		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									6,860						6,900	Wetland
132	UNDEV		1.96		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									13,720						13,700	Cons Restr, Wetlan

Total AC/HA:	5.66955	Total SF/SM:	246966	Parcel LUC:	106	OUT BLD	Prime NB Desc	RES CAT 5	Total:	1,094,235	SpI Credit	Total:	1,094,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.960			13,700	13,700
106	3.710	34,200		1,080,600	1,114,800
Total Card		5.670	34,200	1,094,300	1,128,500
Total Parcel		5.670	34,200	1,094,300	1,128,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		2,752.44	/Parcel: 2,752.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	106	FV	32,100	0	5.67	1,063,900	1,096,000		Year End Roll	12/2/2024
2024	106	FV	28,400	0	5.67	1,036,500	1,064,900		Year end	11/9/2023
2023	106	FV	28,400	0	5.67	884,500	912,900	912,900	Year end	11/3/2022
2022	106	FV	27,900	0	5.67	812,500	840,400	840,400	Year End Roll	10/19/2021
2021	106	FV	26,000	0	5.67	844,500	870,500	870,500	Year End Roll	10/15/2020
2020	106	FV	26,000	0	5.67	844,500	870,500	870,500	Year End Roll	9/26/2019
2019	106	FV	24,600	0	5.67	841,300	865,900	865,900	Create Final va	6/4/2019
2018	106	FV	24,600	0	5.67	841,300	865,900	865,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GULDBERG PETER	13864-566		12/21/1979		98,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	VISITED	6	JN
8/6/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	60 1 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:	

PRINT

Date	Time
09/26/25	17:00:50

LAST REV

Date	Time
02/17/25	10:43:35
apro	
1739	

!1739!

