

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,297,800 / 1,297,800
 USE VALUE: 1,297,800 / 1,297,800
 ASSESSED: 1,297,800 / 1,297,800



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE THOMAS L
Owner 2:	DENORMANDIE PENELOPE PEREZ
Owner 3:	
Street 1:	11 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE THOMAS L -
Owner 2:	-
Street 1:	11 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1987, having primarily WOOD SHING Exterior and 2894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 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		64469		SQUARE FE	PRIME SITE		0	9.98	1.17	R3									751,904						751,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.480	536,800	9,100	751,900	1,297,800
Total Card	1.480	536,800	9,100	751,900	1,297,800
Total Parcel	1.480	536,800	9,100	751,900	1,297,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		448.45	/Parcel: 448.45

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	492,500	8600	1.48	730,100	1,231,200		Year End Roll	12/2/2024
2024	101	FV	486,600	8600	1.48	715,700	1,210,900		Year end	11/9/2023
2023	101	FV	416,700	8600	1.48	659,200	1,084,500	1,084,500	Year end	11/3/2022
2022	101	FV	346,200	12100	1.48	595,900	954,200	954,200	Year End Roll	10/19/2021
2021	101	FV	324,700	12100	1.48	527,400	864,200	864,200	Year End Roll	10/15/2020
2020	101	FV	318,900	12100	1.48	527,400	858,400	858,400	Year End Roll	9/26/2019
2019	101	FV	316,000	12100	1.48	510,800	838,900	838,900	Create Final va	6/4/2019
2018	101	FV	316,000	12100	1.48	510,800	838,900	838,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE THO	46049-469		9/8/2005	CONVENIENC		1	No	No	
DENORMANDIE THO	29406-238		9/30/1998	CONVENIENC		1	No	No	
JAMES DENORMAND	18267-245		6/26/1987	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2000	1934	RENO-ADD	220,000	C	6/15/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	
4/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

