Map	Lot	Sublot	Building	Unit	CARD
155	10	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	850,800	/	850,800
USE VALUE:	850,800	/	850,800
ASSESSED:	850,800	/	850,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	WARD JANE L
Owner 2:	
Owner 3:	
Street 1:	3 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1840, having primarily CLAPBOARD Exterior and 1574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.120	228,900	3,100	618,800	850,800
Total Card	1.120	228,900	3,100	618,800	850,800
Total Parcel	1.120	228,900	3,100	618,800	850,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.53 | /Parcel: 540.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 155 10 0

!1746!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	215,600	2900	1.12	612,400	830,900		Year End Roll	12/2/2024
2024	101	FV	211,600	2900	1.12	600,400	814,900		Year end	11/9/2023
2023	101	FV	177,100	2900	1.12	565,100	745,100	745,100	Year end	11/3/2022
2022	101	FV	154,200	2900	1.12	512,100	669,200	669,200	Year End Roll	10/19/2021
2021	101	FV	160,900	2900	1.12	441,500	605,300	605,300	Year End Roll	10/15/2020
2020	101	FV	163,600	2900	1.12	448,500	615,000	615,000	Year End Roll	9/26/2019
2019	101	FV	159,600	2900	1.12	433,700	596,200	596,200	Create Final va	6/4/2019
2018	101	FV	159,600	2900	1.12	433,700	596,200	596,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:01:36

LAST REV

Date	Time
02/24/20	09:41:27

apro

USER DEFINED

Prior Id # 1:	61 11 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS/JANE WAR	12705-219		9/25/1974	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	6408	ROOF	7,800	C				Replace siding on
7/19/2011	4796	RENOVATI	23,663	C				replace clapboards
9/17/2009	4274	MANUAL	5,000	C	11/23/2010			repairs to existin
10/19/2005	3294	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
11/23/2010	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	
4/19/1996	MEAS+INSPCTD	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		48787		SQUARE FE	PRIME SITE		0	8.76	1.45	R2									618,774						618,800	

Total AC/HA:	1.12000	Total SF/SM:	48787	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	618,774	Spl Credit		Total: 618,800

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

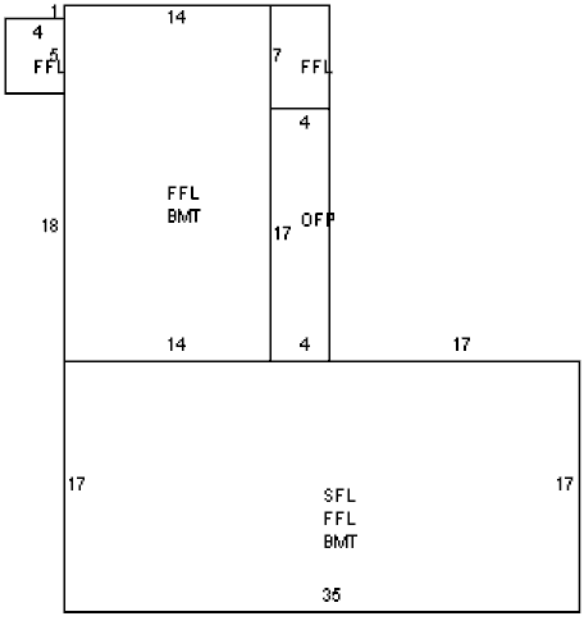
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

JOHN G CLOGSTON HSE.

SKETCH



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: 6		BRs: 3			Baths: 2				HB		

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

CALC SUMMARY

Basic $ / SQ:	153.00
Size Adj.:	1.13119435
Const Adj.:	0.99970198
Adj $ / SQ:	173.021
Other Features:	38500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352197
Depreciation:	123269
Depreciated Total:	228928

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 162700.0000

Juris. Factor:		Before Depr:	173.02
Special Features:	0	Val/Su Net:	88.96
Final Total:	228900	Val/Su SzAd	145.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	979	173.020	169,388
BMT	BASEMENT	931	43.260	40,271
SFL	2ND FLOOR	595	173.020	102,948
OFP	OPEN PORCH	68	16.050	1,091

Net Sketched Area:	2,573			Total:	313,698
Size Ad	1574	Gross Area	2573	FinArea	1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

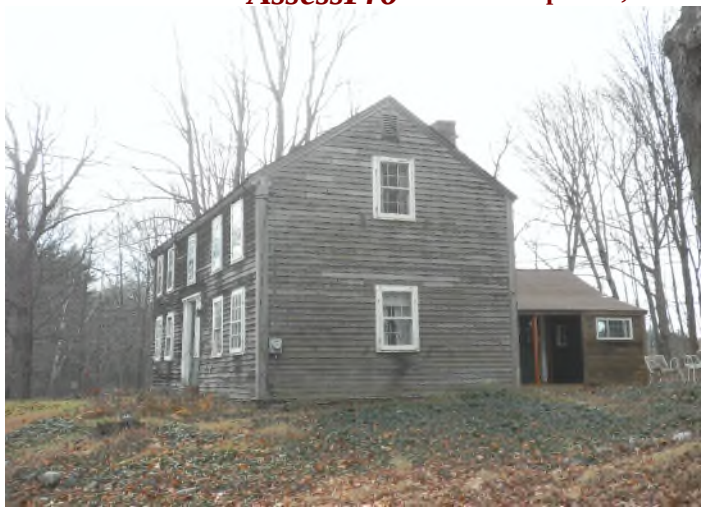
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155 10 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
3	GARAGE	D	Y	1	440	F	FR	1910	34.67	T	80	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc