Map	Lot	Sublot	Building	Unit	CARD
155	9	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,221,500	/	1,221,500
USE VALUE:	1,221,500	/	1,221,500
ASSESSED:	1,221,500	/	1,221,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	JOHANSSON TR SONJA
Owner 2:	SONJA JOHANSSON REVOC TRUST
Owner 3:	
Street 1:	9 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	JOHANSSON - SONJA
Owner 2:	-
Street 1:	9 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This parcel contains .99 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily WOOD SHING Exterior and 2900 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.990	526,600	6,900	688,000	1,221,500
Total Card	0.990	526,600	6,900	688,000	1,221,500
Total Parcel	0.990	526,600	6,900	688,000	1,221,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.17 | /Parcel: 421.17

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/09/25

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 155 9 0

!1747!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	480,300	6500	.99	668,000	1,154,800		Year End Roll	12/2/2024
2024	101	FV	474,500	6500	.99	654,900	1,135,900		Year end	11/9/2023
2023	101	FV	405,100	6500	.99	603,200	1,014,800	1,014,800	Year end	11/3/2022
2022	101	FV	355,300	6500	.99	545,300	907,100	907,100	Year End Roll	10/19/2021
2021	101	FV	341,500	6500	.99	482,600	830,600	830,600	Year End Roll	10/15/2020
2020	101	FV	335,200	6500	.99	482,600	824,300	824,300	Year End Roll	9/26/2019
2019	101	FV	329,400	6500	.99	467,400	803,300	803,300	Create Final va	6/4/2019
2018	101	FV	329,400	6500	.99	467,400	803,300	803,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:01:43

LAST REV

Date	Time
01/25/25	10:23:07
apro	

PAT ACCT. 1747

USER DEFINED

Prior Id # 1:	61 12 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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHANSSON,SONJA	79791-353		3/8/2022	CONVENIENC	1	No	No		
JOHANSSON TR,SO	79791-325		3/8/2022	CONVENIENC	1	No	No		
WEBB,ROBERT H	73217-304		9/3/2019	FAMILY	99	No	No		
ROBERT H. WEBB	14761-481		10/20/1982	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2012	5266	WINDOWS	2,578	C				replace 1 win-no s
6/29/2011	4773	ROOF		C				strip and re-rood

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
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	4	3124.39844		SQUARE FE	PRIME SITE		0	9.98	1.60	R3									687,995						688,000	

Total AC/HA:	0.99000	Total SF/SM:	43124	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	687,995	Spl Credit		Total:	688,000

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
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:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

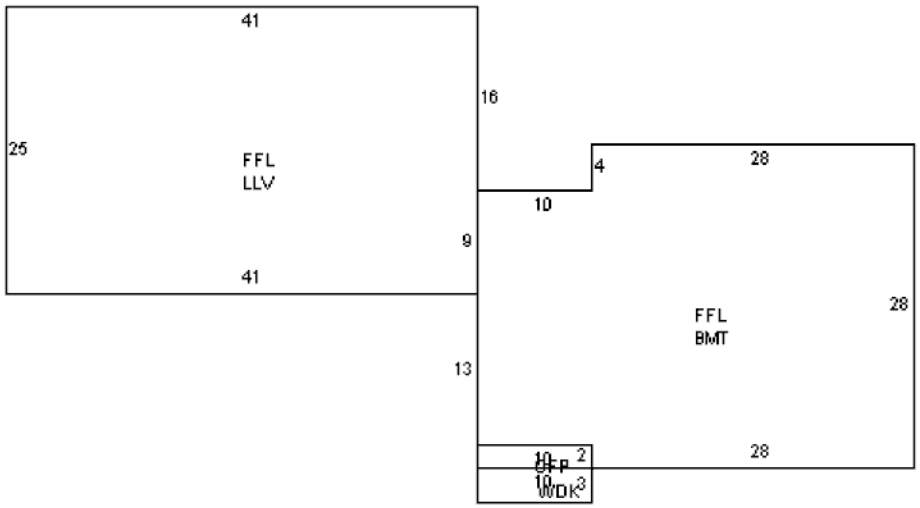
COMMENTS

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:	10	BRs:	4	Baths:	2	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1955	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	10	4	1
Totals			
1	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	20	%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	33.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	33.5	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	1.04571223
Const Adj.:	1.00584006
Adj $ / SQ:	175.654
Other Features:	53015
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791818
Depreciation:	265259
Depreciated Total:	526559

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	693457.6107

Juris. Factor:		Before Depr:	210.78
Special Features:	0	Val/Su Net:	128.19
Final Total:	526600	Val/Su SzAd	259.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,029	175.650	356,402
LLV	LOWR LEVEL	1,025	199.810	204,801
BMT	BASEMENT	1,004	43.910	44,089
WDK	WOOD DECK	30	40.660	1,220
OFP	OPEN PORCH	20	16.050	321

Net Sketched Area:	4,108			Total:	606,833
Size Ad	2029	Gross Area	4108	FinArea	2900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

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	19X23	A	AV	1955	38.52	T	60	101			6,700			6,700
2	SHED/FR	D	Y	1	6X10	F	FR	1955	14.44	T	75	101			200			200

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

PARCEL ID

155 9 0

IMAGE

AssessPro Patriot Properties, Inc