

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDMAN ANNA M
Owner 2:	IOANNIDES YANNIS M
Owner 3:	
Street 1:	17 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 1.11 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1957, having primarily CLAPBOARD Exterior and 3044 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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

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		48351.60156		SQUARE FE	PRIME SITE		0	9.98	1.46	R3									703,643						703,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.110	537,200		703,600	1,240,800
Total Card	1.110	537,200		703,600	1,240,800
Total Parcel	1.110	537,200		703,600	1,240,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		407.62	/Parcel: 407.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	507,800	0	1.11	683,200	1,191,000		Year End Roll	12/2/2024
2024	101	FV	500,900	0	1.11	669,800	1,170,700		Year end	11/9/2023
2023	101	FV	497,500	0	1.11	616,900	1,114,400	1,114,400	Year end	11/3/2022
2022	101	FV	448,300	0	1.11	557,700	1,006,000	1,006,000	Year End Roll	10/19/2021
2021	101	FV	406,200	0	1.11	493,500	899,700	899,700	Year End Roll	10/15/2020
2020	101	FV	402,800	0	1.11	493,500	896,300	896,300	Year End Roll	9/26/2019
2019	101	FV	374,600	0	1.11	478,000	852,600	852,600	Create Final va	6/4/2019
2018	101	FV	374,600	0	1.11	478,000	852,600	852,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY JUDITH S	25578-56		8/17/1995		553,000	No	No		
PERRY, A. WADE	25037-1		12/5/1994	FAMILY	1	No	No		
WILLIAM ALLISON	16408-508		9/4/1985		245,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2009	4339	RENO-ADD	84,837	C	7/15/2010			new kit addition &
10/9/2009	4301	RENOVATI	28,600	C	7/15/2010			repair rot and win

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	61 14 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:	

