

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KURTZ ARTHUR N
Owner 2:	DONNELL MOIRA
Owner 3:	
Street 1:	10 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily WOOD SHING Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	228,900		959,200	1,188,100
Total Card		1.860	228,900	959,200	1,188,100
Total Parcel		1.860	695,800	959,200	1,655,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 632.98		/Parcel: 358.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	607,300	0	1.86	931,200	1,538,500		Year End Roll	12/2/2024
2024	101	FV	594,900	0	1.86	912,700	1,507,600		Year end	11/9/2023
2023	101	FV	590,900	0	1.86	740,700	1,331,600	1,331,600	Year end	11/3/2022
2022	101	FV	515,000	0	1.86	685,500	1,200,500	1,200,500	Year End Roll	10/19/2021
2021	101	FV	466,000	0	1.86	640,700	1,106,700	1,106,700	Year End Roll	10/15/2020
2020	101	FV	433,400	0	1.86	664,700	1,098,100	1,098,100	Year End Roll	9/26/2019
2019	101	FV	441,600	0	1.86	647,100	1,088,700	1,088,700	Create Final va	6/4/2019
2018	101	FV	441,600	0	1.86	647,100	1,088,700	1,088,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KURTZ, ARTHUR N	26994-455		1/16/1997	CONVENIENC		1	No	No	
LIBERMAN JAMES	16575-474		11/15/1985		322,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2024	R-24-0226	SOLAR PA	31,800	C				Install roof mount
7/27/2020	R-20-0119	ROOF	5,390	C				Strip & re-roof fr
12/3/2010	4624	RENO-ADD	40,000	C	6/30/2011			demo greenhouse &
9/3/2008	4034	MANUAL	6,500	C				install solar pane
9/26/2005	3278	RENOVATI	5,000	C	6/20/2006			bedroom
9/21/1997	1266	ADDITION	25,000	C	3/14/1998			3/14/98 100%
1/25/1993	1095	RENO-BAR	15,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/30/2011	PERMIT VISIT	25	D ERSKINE
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS+INSPCTD	50	
3/14/1998	MEAS+INSPCTD	602	
4/19/1996	MEAS/EXT INS	606	
8/30/1995	PERMIT VISIT	606	
1/25/1994	PERMIT VISIT	600	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 61 15 1

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:

