

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCUNE HEATHER H
Owner 2:	
Owner 3:	
Street 1:	14 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	McCune Jr - William J
Owner 2:	McCune - Elisabeth J
Street 1:	PO Box 9
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily CONC BLOCK Exterior and 1062 Square Feet, with 1 Unit, 1 Bath, 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

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		1.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									37,205						37,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.900	20,500	600	995,600	1,016,700
Total Card	2.900	20,500	600	995,600	1,016,700
Total Parcel	2.900	20,500	600	995,600	1,016,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		957.34	/Parcel: 957.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	109,000	600	2.9	967,600	1,077,200		Year End Roll	12/2/2024
2024	101	FV	103,900	600	2.9	943,900	1,048,400		Year end	11/9/2023
2023	101	FV	95,300	600	2.9	771,900	867,800	867,800	Year end	11/3/2022
2022	101	FV	76,700	1100	2.9	716,700	794,500	794,500	Year End Roll	10/19/2021
2021	101	FV	70,400	1100	2.9	671,900	743,400	743,400	Year End Roll	10/15/2020
2020	101	FV	69,800	1100	2.9	695,900	766,800	766,800	Year End Roll	9/26/2019
2019	101	FV	63,500	1100	2.9	678,300	742,900	742,900	Create Final va	6/4/2019
2018	101	FV	63,500	1100	2.9	678,300	742,900	742,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
McCune Jr, Willi	60807-479		12/24/2012	FAMILY	100	No	No		
PHILIP DENORMAN	13872-338		1/3/1980		107,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2024	ABATE-INSPEC	7	SB
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61 15 2
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:	

