

APPRaised: 1,765,700 / 1,765,700
 USE VALUE: 1,765,700 / 1,765,700
 ASSESSED: 1,765,700 / 1,765,700



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: BRIGGS TR DAVID L
 Owner 2: BRIGGS TR ELAINE M
 Owner 3: DAVID L BRIGGS 2014 TRUST

Street 1: 16 OLD CONCORD RD
 Street 2: _____

Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-3602 Type: _____

PREVIOUS OWNER

Owner 1: BRIGGS TR - DAVID L
 Owner 2: BRIGGS TR - ELAINE M
 Street 1: 16 OLD CONCORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-3602

NARRATIVE DESCRIPTION

This parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1980, having primarily CLAPBOARD Exterior and 2677 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.763		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									26,705						26,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.600	691,500	5,100	1,069,100	1,765,700
Total Card 2.600 691,500 5,100 1,069,100 1,765,700					
Total Parcel 2.600 691,500 5,100 1,069,100 1,765,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 659.58		/Parcel: 659.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	655,400	4800	2.6	1,038,700	1,698,900		Year End Roll	12/2/2024
2024	101	FV	647,200	4800	2.6	1,014,900	1,666,900		Year end	11/9/2023
2023	101	FV	643,100	4800	2.6	862,900	1,510,800	1,510,800	Year end	11/3/2022
2022	101	FV	575,200	7200	2.6	790,900	1,373,300	1,373,300	Year End Roll	10/19/2021
2021	101	FV	524,000	7200	2.6	822,900	1,354,100	1,354,100	Year End Roll	10/15/2020
2020	101	FV	520,100	7200	2.6	822,900	1,350,200	1,350,200	Year End Roll	9/26/2019
2019	101	FV	485,800	7200	2.6	819,700	1,312,700	1,312,700	Create Final va	6/4/2019
2018	101	FV	485,800	7200	2.6	819,700	1,312,700	1,312,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIGGS TR,DAVID	64103-580		8/20/2014	FAMILY		1	No	No	
BRIGGS,DAVID L	64080-370		8/15/2014	FAMILY		1	No	No	
PHILIP DENORMAN	13702-600		5/31/1979		75,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2025	P-25-0031	BATH	5,000	C				
2/25/2025	R-25-0044	BATH	14,768	O				remodel bath, fram
6/24/2024	R-24-0125	WINDOWS	7,000	C				Replace 9 twin cas
10/14/2016	6592	SOLAR PA	5,000	C	1/31/2017			Install solar pane
10/14/2016	6591	SOLAR PA	20,000	C	1/31/2017			Install solar pane
10/15/2012	5191	SOLAR PA	13,000	C				stall of roof moun
5/14/2004	2918	ADDITION	30,000	C	5/14/2005			front and corner p
1/2/1997	1113-97	ADDITION	70,000	C	6/25/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018			
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	
6/25/1997	MEAS+INSPCTD	602	
4/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

