



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MYGATT SAMUEL G
Owner 2:	MYGATT SUSAN HALL
Owner 3:	THE SAMUEL G MYGATT TRUST-1996
Street 1:	37 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	MYGATT SAMUEL G -
Owner 2:	MYGATT SUSAN M HALL -
Street 1:	37 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1790, having primarily CLAPBOARD Exterior and 4075 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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		0.05		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									350						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.887	1,086,900	17,600	958,800	2,063,300
Total Card 1.887 1,086,900 17,600 958,800 2,063,300					
Total Parcel 1.887 1,086,900 17,600 958,800 2,063,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 506.33		/Parcel: 506.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,145,100	16200	1.887	930,800	2,092,100		Year End Roll	12/2/2024
2024	101	FV	1,096,500	16200	1.887	912,300	2,025,000		Year end	11/9/2023
2023	101	FV	917,200	16200	1.887	740,300	1,673,700	1,673,700	Year end	11/3/2022
2022	101	FV	791,000	16200	1.887	685,100	1,492,300	1,492,300	Year End Roll	10/19/2021
2021	101	FV	867,000	16200	1.887	640,300	1,523,500		Year End Roll	10/15/2020
2020	101	FV	923,500	16200	1.887	664,300	1,604,000	1,604,000	Year End Roll	9/26/2019
2019	101	FV	921,100	16200	1.887	646,700	1,584,000	1,584,000	Create Final va	6/4/2019
2018	101	FV	921,100	16200	1.887	646,700	1,584,000	1,584,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MYGATT SAMUEL G	1377-70		11/19/2009	FAMILY		1	No	No	
THOMAS DOOLEY	888-195		5/31/1977		78,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2023	R-23-0119	WEATHERI	12,000	C				Weatherization/air
3/2/2012	4992	RENOVATI	12,600	C				repair sheathing &
9/22/1999	1800	ROOF		C	4/17/2000			4/17/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS/EXT INS	611	
5/23/1996	MEAS+INSPCTD	606	
4/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

