

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	ST ANNES EPISCOPAL CHURCH
Owner 2:	
Owner 3:	
Street 1:	147 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.52 ACRES of land mainly classified as CHURCH with a CONVENT'NL Building built about 1905, having primarily CLAPBOARD Exterior and 2184 Square Feet, with 1 Unit, 2 Baths, 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				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
906	CHURCH		0.683		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									23,905						23,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
906	2.520	530,500	10,300	822,300	1,363,100
Total Card	2.520	530,500	10,300	822,300	1,363,100
Total Parcel	2.520	530,500	10,300	822,300	1,363,100
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	624.13	/Parcel:	624.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	906	FV	466,800	9600	2.52	799,100	1,275,500		Year End Roll	12/2/2024
2024	906	FV	457,800	9600	2.52	780,500	1,247,900		Year end	11/9/2023
2023	906	FV	454,800	9600	2.52	720,500	1,184,900	1,184,900	Year end	11/3/2022
2022	906	FV	403,300	13000	2.52	653,300	1,069,600	1,069,600	Year End Roll	10/19/2021
2021	906	FV	354,400	13000	2.52	580,500	947,900	947,900	Year End Roll	10/15/2020
2020	906	FV	331,100	13000	2.52	580,500	924,600	924,600	Year End Roll	9/26/2019
2019	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Create Final va	6/4/2019
2018	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11020-182		12/1/1965			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2018	7248	SOLAR PA	21,710	C	1/22/2019			Install 14 additio
3/30/2018	7020	SHEET MT	18,000	C				Sheet metal work f
10/19/2017	6895	RENO-ADD	550,000	C	9/7/2018			Demo two wings of
11/18/2016	6628	SOLAR PA	41,729	C	2/27/2017			Install solar pane
1/8/2007	3599	ROOF		C				Strip & re-roof dw
4/4/1996	919-96	RENOVATI	85,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 77 4 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:

