

160

30

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

907,700 /

USE VALUE:

907,700 /

907,700

ASSESSED:

907,700 /

907,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 177 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | YOCKEL SCOTT MYRON |
| Owner 2: | YOCKEL LAUREN VAUGHAN |
| Owner 3: | |
| Street 1: | 177 CONCORD ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | CAINE - JACKSON A |
| Owner 2: | CAINE - CAROLYN |
| Street 1: | 177 CONCORD ROAD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1951, having primarily VINYL Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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 | | 41382 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.65 | R3 | | | | | | | | | 682,780 | | | | | | 682,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------|-----------------|---------------------------------------|------------|-----------------|
| 101 | 0.950 | 224,900 | | 682,800 | 907,700 |
| Total Card | | 0.950 | 224,900 | 682,800 | 907,700 |
| Total Parcel | | 0.950 | 224,900 | 682,800 | 907,700 |
| Source: | | Market Adj Cost | Total Value per SQ unit /Card: 670.38 | | /Parcel: 670.38 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 212,000 | 0 | .95 | 662,900 | 874,900 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 206,600 | 0 | .95 | 649,900 | 856,500 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 189,100 | 0 | .95 | 598,600 | 787,700 | 787,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 167,800 | 0 | .95 | 541,200 | 709,000 | 709,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 153,600 | 0 | .95 | 478,900 | 632,500 | 632,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 152,200 | 0 | .95 | 434,400 | 586,600 | 586,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 138,000 | 0 | .95 | 420,100 | 558,100 | 558,100 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 138,000 | 0 | .95 | 420,100 | 558,100 | 558,100 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| CAINE,JACKSON A | 71709-174 | | 10/4/2018 | | 679,000 | No | No | | |
| THE FOOD PROJEC | 69308-367 | | 5/19/2017 | INVOLV CHARI | 601,000 | No | No | | |
| MOLLER CYNTHIA, | 43830-167 | | 10/1/2004 | INVOLV CHARI | 435,000 | No | No | | |
| M LILLIAN HUMPH | 12288-581 | | 9/19/1972 | | 45,000 | No | No | | |

BUILDING PERMITS

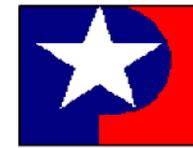
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 9/23/2011 | 4867 | ROOF | | C | | | | strip & re-roof dw |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/8/2025 | MEAS/EXT INS | 6 | JN |
| 8/7/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/10/1996 | MEAS+INSPCTD | 606 | |
| 1/20/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.95000 | Total SF/SM: | 41382 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 682,780 | SpI Credit | Total: | 682,800 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 82 10 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 17:46:39 |

LAST REV

| Date | Time |
|----------|----------|
| 07/30/25 | 12:45:47 |

apro
2087

PAT ACCT.

