

160

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 908,600 /
USE VALUE: 908,600 /
ASSESSed: 908,600 /

Total Card / Total Parcel
908,600 / 908,600
908,600 / 908,600
908,600 / 908,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAWKEYE TIMOTHY J
Owner 2:	BRADSHAW KAREN L
Owner 3:	
Street 1:	198 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	MYERS LUCY B TR -
Owner 2:	LUCY B MYERS TRUST -
Street 1:	198 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1939, having primarily VINYL Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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	7.25	1.65	R1									496,007						496,000	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	496,007	SpI Credit	Total:	496,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	411,100	1,500	496,000	908,600
Total Card	0.950	411,100	1,500	496,000	908,600
Total Parcel	0.950	411,100	1,500	496,000	908,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		410.55	/Parcel: 410.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	386,700	1400	.95	467,300	855,400		Year End Roll	12/2/2024
2024	101	FV	384,500	1400	.95	458,400	844,300		Year end	11/9/2023
2023	101	FV	336,500	1400	.95	478,900	816,800	816,800	Year end	11/3/2022
2022	101	FV	284,900	2000	.95	433,100	720,000	720,000	Year End Roll	10/19/2021
2021	101	FV	281,200	2000	.95	376,300	659,500	659,500	Year End Roll	10/15/2020
2020	101	FV	252,000	2000	.95	325,000	579,000	579,000	Year End Roll	9/26/2019
2019	101	FV	243,300	2000	.95	310,600	555,900	555,900	Create Final va	6/4/2019
2018	101	FV	243,300	2000	.95	310,600	555,900	555,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MYERS LUCY B TR	30008-399		4/2/1999	CHD>SALE	311,000	No	No		
MYERS LUCY B	19694-194		3/13/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2006	3481	FENCE		C				install fence acco
10/23/2003	2801	W/S FLUE		C				
8/11/2003	2747	MANUAL	9,200	C	5/15/2004			replace deck
4/12/2002	2470	ROOF		C				
7/20/2000	2023	REMOVE		C	7/6/2001			10x15 shed
12/6/1999	1854	MANUAL	10,000	C	6/22/2000			Repl windows 6/22/
8/4/1999	1535	RENOVATI	2,000	C	6/22/2000			6/22/00 100%
7/19/1994	530-94	ROOF	1,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
7/6/2001	MEAS/EXT INS	613	
6/22/2000	MEAS/EXT INS	611	
3/2/2000	MEAS+INSPCTD	600	
1/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1830	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/13/18
!2442!	
PRINT	
Date	09/26/25
Time	18:38:20
LAST REV	
Date	02/24/20
Time	09:49:31
apro	
2442	

USER DEFINED

Prior Id # 1:	97 12 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:	

