



PROPERTY LOCATION

No	Alt No	Direction/Street/City
202		CONCORD RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1:	KENT JAMES L	
Owner 2:	KENT LI	
Owner 3:		
Street 1:	202 CONCORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5115	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.867	799,200	6,700	701,000	1,506,900
Total Card 1.867 799,200 6,700 701,000 1,506,900					
Total Parcel 1.867 799,200 6,700 701,000 1,506,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 576.54		/Parcel: 576.54	

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

Insp Date	05/08/25
!2443!	

PREVIOUS OWNER

Owner 1:	ORAVECZ - TAMAS	
Owner 2:	PALL - MARINA	
Street 1:	202 CONCORD RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5115	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	967,000	6300	1.867	693,800	1,667,100		Year End Roll	12/2/2024
2024	101	FV	938,600	6300	1.867	680,200	1,625,100		Year end	11/9/2023
2023	101	FV	832,900	6300	1.867	640,200	1,479,400	1,479,400	Year end	11/3/2022
2022	101	FV	736,400	6300	1.867	580,200	1,322,900	1,322,900	Year End Roll	10/19/2021
2021	101	FV	732,600	6300	1.867	500,200	1,239,100	1,239,100	Year End Roll	10/15/2020
2020	101	FV	698,300	6300	1.867	508,200	1,212,800	1,212,800	Year End Roll	9/26/2019
2019	101	FV	697,800	6300	1.867	491,400	1,195,500	1,195,500	Create Final va	6/4/2019
2018	101	FV	697,800	6300	1.867	491,400	1,195,500	1,195,500	Year End Roll	9/28/2017

Parcel ID 160 7 0

PRINT

Date	Time
09/26/25	18:38:29

LAST REV

Date	Time
08/05/25	12:16:59

apro	2443
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USER DEFINED

Prior Id # 1:	97 13 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1926, having primarily WOOD SHING Exterior and 2614 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORAVECZ,TAMAS	71461-424		8/13/2018		1,080,000	No	No		
GUPTA,GAUTAM	64548-235		11/21/2014		1,180,000	No	No		
REMIEN TR,MARY	63647-460		5/22/2014	SUBSEQUENT S	1,205,000	No	No		
REMIEN MARY,	44603-406		2/7/2005	CONVENIENC		1	No	No	house gutted after sale
COUSINS LAURENC	44334-341		12/20/2004		805,000	No	No		
	7365-198		11/19/1948		15,000	No	No		

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2022	R-22-0230	ROOF	119,747	C				Strip & re-roof wi
5/9/2005	3173	RENO-ADD	200,000	C	6/17/2006			frt & rear add. en

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
11/22/2010	MEAS+INSPECTD	25	D ERSKINE
6/17/2006	MEAS+INSPECTD	615	
5/9/2005	MEAS+INSPECTD	600	
5/9/1996	MEAS+INSPECTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									210						200	Wetland

