

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TODD CONRAD
Owner 2:	
Owner 3:	
Street 1:	126 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 7.14 ACRES of land mainly classified as UNDEV

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
132	UNDEV		7.14		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									49,980						50,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	7.140			50,000	50,000
Total Card	7.140			50,000	50,000
Total Parcel	7.140			50,000	50,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	7.14	50,000	50,000		Year End Roll	12/2/2024
2024	132	FV		0	7.14	42,800	42,800		Year end	11/9/2023
2023	132	FV		0	7.14	42,800	42,800	42,800	Year end	11/3/2022
2022	132	FV		0	7.14	42,800	42,800	42,800	Year End Roll	10/19/2021
2021	132	FV		0	7.14	42,800	42,800	42,800	Year End Roll	10/15/2020
2020	132	FV		0	7.14	42,800	42,800	42,800	Year End Roll	9/26/2019
2019	132	FV		0	7.14	42,800	42,800	42,800	Create Final va	6/4/2019
2018	101	FV	659,800	18200	10.62	878,200	1,556,200	1,556,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAM TAPPAN	13229-376		1/19/1977		210,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2014	5817	MANUAL	4,714	C	5/29/2015			Install new patio
7/21/2010	4525	TEMPORAR		C				tent 8/23 to 8/25
8/15/1995	790-95	MANUAL		C	6/18/1996			STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	58 7 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	19:34:44

LAST REV

Date	Time
02/28/18	14:37:49

meadorse 2888

