

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:
USE VALUE:
ASSESSED:

8,700/
8,700/
8,700/

8,700/
8,700/
8,700/

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITCHELL MATTHEW J
Owner 2:	MITCHELL DANA J
Owner 3:	
Street 1:	121 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

Owner 1:	PERERA - JOAN HULME
Owner 2:	-
Street 1:	13 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

NARRATIVE DESCRIPTION

This Parcel contains 1.236 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		1.236		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									8,652						8,700	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.236			8,700	8,700
Total Card		1.236		8,700	8,700
Total Parcel		1.236		8,700	8,700
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	1.236	8,700	8,700		Year End Roll	12/2/2024
2024	132	FV		0	1.236	7,400	7,400		Year end	11/9/2023
2023	132	FV		0	1.236	7,400	7,400	7,400	Year end	11/3/2022
2022	132	FV		0	1.236	7,400	7,400	7,400	Year End Roll	10/19/2021
2021	132	FV		0	1.236	7,400	7,400	7,400	Year End Roll	10/15/2020
2020	132	FV		0	1.236	7,400	7,400	7,400	Year End Roll	9/26/2019
2019	132	FV		0	1.236	7,400	7,400	7,400	Create Final va	6/4/2019
2018	101	FV	1,004,900	49000	3.986	831,600	1,885,500	1,885,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERERA,JOAN HUL	57732-149		10/27/2011	MULTI-PARCEL	940,000	No	No		ALSO 58-4-0
MARY A. HEDGE	11288-509		2/19/1967		60,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	6324	WOOD STO	850	C				Install a Jotul F3
11/18/2013	5605	WOOD STO		C				install jotuc F400
8/19/2013	5517	SOLAR PA	22,000	C				install solar elec
7/3/2013	5463	GARAGE	61,800	C	4/25/2014			Two-bay garage wit
6/5/2013	5436	MANUAL	30,000	C				sheet metal work f
10/29/2012	5213	RENO-ADD	443,426	C	5/5/2014			demo portion of ex
8/28/2006	3504	TEMPORAR		C				strip & re-roof pa

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	MEAS/EXT INS	25	D ERSKINE
6/11/2013	PERMIT VISIT	25	D ERSKINE
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	
4/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	58 5 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 19:35:08

LAST REV

Date Time
02/12/18 10:27:39

apro
2891

