

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEERY ASHTON
Owner 2:	WOLF KATHERINE A
Owner 3:	
Street 1:	50 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 2.097 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	B	CESSPL
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		2.097		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									14,679						14,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2.097			14,700	14,700
Total Card		2.097		14,700	14,700
Total Parcel		2.097		14,700	14,700
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	2.097	14,700	14,700		Year End Roll	12/2/2024
2024	132	FV		0	2.097	12,600	12,600		Year end	11/9/2023
2023	132	FV		0	2.097	12,600	12,600	12,600	Year end	11/3/2022
2022	132	FV		0	2.097	12,600	12,600	12,600	Year End Roll	10/19/2021
2021	132	FV		0	2.097	12,600	12,600	12,600	Year End Roll	10/15/2020
2020	132	FV		0	2.097	12,600	12,600	12,600	Year End Roll	9/26/2019
2019	132	FV		0	2.097	12,600	12,600	12,600	Create Final va	6/4/2019
2018	101	FV	673,800	27100	4.997	586,900	1,287,800	1,287,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINSHIP, THOMAS	25084-138		12/27/1994		575,000	No	No		
	9105-112		2/19/1958			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2010	4422	SCREENPR	24,847	C	9/16/2010			
6/5/1997	1199	RENOVATI	170,000	C	3/14/1998			100% 3/14/98

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
3/14/1998	MEAS+INSPCTD	600	
4/19/1996	MEAS+INSPCTD	606	
7/25/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	57 3 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:	

