



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DECESARE MARTHA JANE
Owner 2:	
Owner 3:	
Street 1:	244 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5116 Type:

**PREVIOUS OWNER**

Owner 1:	LUIJBEN MONIQUE A -
Owner 2:	-
Street 1:	244 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5116

**NARRATIVE DESCRIPTION**

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1889, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52271.2		SQUARE FE	PRIME SITE		0	6.14	1.371	R2									440,124						440,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	248,700	12,500	1.200	440,100	701,300	
Total Card		248,700	12,500	1.200	440,100	701,300
Total Parcel		248,700	12,500	1.200	440,100	701,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 348.21		/Parcel: 348.21		

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

GIS Ref
GIS Ref
Insp Date
07/19/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	248,700	12500	1.2	440,100	701,300	701,300	Year End Roll	9/28/2017
2017	101	FV	246,600	12500	1.2	427,200	686,300	686,300	Year End Roll	9/29/2016
2016	101	FV	240,900	12500	1.2	427,200	680,600	680,600	Year End Roll	1/14/2016
2015	101	FV	275,100	6800	1.2	362,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	263,800	6800	1.2	324,700	595,300	595,300	Year End Roll	1/23/2014
2013	101	FV	255,800	6800	1.23	317,100	579,700	579,700	Year End Roll	10/25/2012
2012	101	FV	255,800	6800	1.23	396,400	659,000	659,000	Year End	1/26/2012
2011	101	FV	268,000	6800	1.23	402,900	677,700	677,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUIJBEN MONIQUE	45478-499		6/28/2005		937280	No	No			
SHARPE JOHN G	19316-528		9/2/1988		385000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2006	3543	MANUAL		C				Install a wood bur
8/29/2006	3507	APARTMEN	32,000	C	7/19/2010			reno access. apt.

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
12/2/2008	MEAS+INSPCTD	100	B MORGAN
5/15/2008	PERMIT VISIT	100	B MORGAN
5/25/2007	MEAS/EXT INS	100	B MORGAN
12/1/2005	MEAS/EXT INS	615	D VELUTTI
4/30/2005	M&L COMPLETE	615	D VELUTTI
1/13/1995	MEAS+INSPCTD	606	J SMITH
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

