



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GAGNE JOSEPH W
Owner 2:	BEEBEE SUSAN W
Owner 3:	
Street 1:	264 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

**PREVIOUS OWNER**

Owner 1:	NEWTON GEORGE C JR -
Owner 2:	NEWTON SUZANNE R -
Street 1:	264 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5121

**NARRATIVE DESCRIPTION**

This Parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.873		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									26,190						26,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	309,800		2.710	517,400	827,200	2321	0
							GIS Ref
							GIS Ref
							Insp Date
							05/06/14
Total Card		309,800	2.710	517,400	827,200	Entered Lot Size	
Total Parcel		433,900	2.710	517,400	951,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		325.16	/Parcel:	373.94	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	433,900	0	2.71	517,400	951,300	951,300	Year End Roll	9/28/2017
2017	101	FV	425,100	0	2.71	503,000	928,100	928,100	Year End Roll	9/29/2016
2016	101	FV	418,200	0	2.71	503,000	921,200	921,200	Year End Roll	1/14/2016
2015	101	FV	415,600	0	2.71	430,200	845,800	845,800	Year End	10/2/2014
2014	101	FV	396,500	0	2.71	388,600	785,100	785,100	Year End Roll	1/23/2014
2013	101	FV	412,000	0	2.71	378,200	790,200	790,200	Year End Roll	10/25/2012
2012	101	FV	417,700	0	2.71	466,200	883,900	883,900	Year End	1/26/2012
2011	101	FV	386,400	0	2.71	473,400	859,800	859,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWTON GEORGE C	30438-092		7/13/1999		596300	No	No			
NEWTON GEORGE C	12862-683		9/9/1975	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2012	5232	SOLAR PA	22,200	C				install roof mount
11/8/2001	2393	BARN	25,000	C	5/6/2014			7/6 50% 5/10/03 50

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	VISITED	100	B MORGAN
5/25/2007	MEAS/EXT INS	100	B MORGAN
6/13/2006	MEAS/EXT INS	50	J NOONE

Sign: VERIFICATION OF VISIT NOT DATA

