



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRADEN JOHN L
Owner 2:	FABIO BRADEN DIANNE
Owner 3:	
Street 1:	267 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5120 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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 Infl	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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	500,400		1.840	491,300	991,700		0
							GIS Ref
							GIS Ref
Total Card	500,400		1.840	491,300	991,700	Entered Lot Size	
Total Parcel	500,400		1.840	491,300	991,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		285.05	/Parcel:	285.05	Insp Date
						Land Unit Type:	08/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016
2015	101	FV	466,600	0	1.84	404,100	870,700	870,700	Year End	10/2/2014
2014	101	FV	427,800	0	1.84	362,500	790,300	790,300	Year End Roll	1/23/2014
2013	101	FV	419,600	0	1.84	352,100	771,700	771,700	Year End Roll	10/25/2012
2012	101	FV	427,800	0	1.84	440,100	867,900	867,900	Year End	1/26/2012
2011	101	FV	436,000	0	1.84	447,300	883,300	883,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE PHI	15688-436		7/18/1984		55000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/25/2018	7042	BATH	7,000	O				Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	B MORGAN
6/4/2005	M&L COMPLETE	615	D VELUTTI
4/16/2005	M&L EXTERIOR	615	D VELUTTI
12/12/1995	MEAS+INSPCTD	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

