



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COVINO PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	15 MACKINTOSH LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COVINO - NICHOLAS
Owner 2:	COVINO - GRETCHEN
Street 1:	263 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 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		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	373,700		1.847	491,300	865,000
Total Card		373,700	1.847	491,300	865,000
Total Parcel		373,700	1.847	491,300	865,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 272.12		/Parcel: 272.12	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	02/27/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	373,700	0	1.847	491,300	865,000	865,000	Year End Roll	9/28/2017
2017	101	FV	367,100	0	1.847	476,900	844,000	844,000	Year End Roll	9/29/2016
2016	101	FV	363,800	0	1.847	476,900	840,700	840,700	Year End Roll	1/14/2016
2015	101	FV	354,000	0	1.847	404,100	758,100	758,100	Year End	10/2/2014
2014	101	FV	327,700	0	1.847	362,500	690,200	690,200	Year End Roll	1/23/2014
2013	101	FV	321,100	0	1.847	352,100	673,200	673,200	Year End Roll	10/25/2012
2012	101	FV	321,100	0	1.85	419,200	740,300	740,300	Year End	1/26/2012
2011	101	FV	327,700	0	1.85	426,100	753,800	753,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COVINO,NICHOLAS	69829-77		8/25/2017	FAMILY	99	No	No	
EDWARDS,PAUL CH	69598-519		7/13/2017		920000	No	No	
MORGAN ROBERT,	38867-598		4/18/2003		850000	No	No	
DENORMANDIE PHI	16243-402		6/25/1985		145000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/28/2006	3578	MANUAL		C				Install wood burni
11/1/2006	3553	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
5/15/1996	MEAS+INSPCTD	606	J SMITH
12/26/1995	MEAS/EXT INS	606	J SMITH
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

