



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCGEAN GEOFFREY B
Owner 2:	MCGEAN PATRICIA E
Owner 3:	
Street 1:	51 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

**PREVIOUS OWNER**

Owner 1:	NICHOLS RICHARD K -
Owner 2:	NICHOLS HEIDI S -
Street 1:	51 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

**NARRATIVE DESCRIPTION**

This Parcel contains .691 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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:						
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		30099.8		SQUARE FE	PRIME SITE		0	6.78	2.160	R3									440,903						440,900	abts rail line

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	200,500	3,200	0.691	440,900	644,600	See Plan 1096 of 1993 1/2 of abandoned Heywood Street added to record 4/2007
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 255.79						/Parcel: 255.79

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	200,500	3200	.691	440,900	644,600	644,600	Year End Roll	9/28/2017
2017	101	FV	198,400	3200	.691	416,200	617,800	617,800	Year End Roll	9/29/2016
2016	101	FV	196,300	3200	.691	403,800	603,300	603,300	Year End Roll	1/14/2016
2015	101	FV	192,100	3200	.691	373,900	569,200	569,200	Year End	10/2/2014
2014	101	FV	183,700	3200	.691	334,900	521,800	521,800	Year End Roll	1/23/2014
2013	101	FV	179,500	3200	.711	326,500	509,200	509,200	Year End Roll	10/25/2012
2012	101	FV	179,500	3200	.711	352,600	535,300	535,300	Year End	1/26/2012
2011	101	FV	177,500	3200	.711	364,600	545,300	545,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NICHOLS RICHARD	31702-187		8/8/2000		532000	No	No			
TITUS WILLIAM A	21654-438		1/2/1992		195250	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/2/2016	6340	WINDOWS	5,087	C				Replace 3 windows
3/31/2011	4673	WINDOWS	3,634	C				replace 3 windows-
6/24/2010	4494	SCREENPR	38,634	C	9/30/2010			constrcut 3 season
4/18/2005	3160	FINISH B	7,500	C				
11/27/2000	2134	MANUAL	16,850	C	6/15/2001			bathroom
2/19/1999	1630	FINISH B	18,000	C	6/26/1999			
6/10/1997	1206	RENOVATI	22,000	C	7/1/1998			
6/24/1994	505-94	ADDITION	45,000	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPCTD	50	J NOONE
6/15/2001	MEAS/EXT INS	613	M COLE
6/26/1999	MEAS+INSPCTD	602	D TUCKER
4/19/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
7/5/1994	FIELDREV CHG	600	PA
8/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

**BATH FEATURES**

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix: 1, Rating: AVERAGE

**COMMENTS**

SURVEY PLAN 12-30-93 (WAS .97AC)/PLAN 1096 STATE TKG 27379-476 6/97; additional right of way deed bk54307 pg258 2/18/2010.

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: AVERAGE, A Kits:, Rating:, Frpl: 1, Rating: AVERAGE, WSFlue:, Rating:

**GENERAL INFORMATION**

Table with general information: Grade: C - AVERAGE, Year Blt: 1935, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact:., Const Mod:, Lump Sum Adj:

**CONDO INFORMATION**

Table with condo information: Location:, Total Units:, Floor: 1 - 1ST FLOOR, % Own:, Name:

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units 1, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: 6, BRs: 4, Baths: 2, HB

**REMODELING**

Table with remodeling details: Exterior:, Interior:, Additions: 1995, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals, 1, 6, 4

**INTERIOR INFORMATION**

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr:, Bsmnt Gar:, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

**DEPRECIATION**

Table with depreciation: Phys Cond: GD - Good, 26.%, Functional: %, Economic: %, Special: %, Override:, Total: 26%

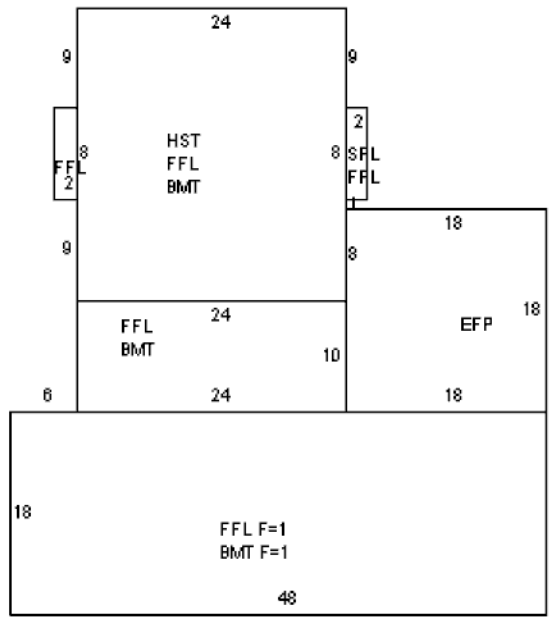
**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 75.00, Size Adj.: 1.03735638, Const Adj.: 1.01999998, Adj \$ / SQ: 79.358, Other Features: 46500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 271002, Depreciation: 70460, Depreciated Total: 200541

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 238700.0000, Juris. Factor:, Val/Su Fin: 79.56, Special Features: 0, Val/Su Net: 48.43, Final Total: 200500, Val/Su SzAd: 96.02

**SKETCH**



**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,140, Total: 224,503, Size Ad: 2088, Gross Area: 4452, FinArea: 2520

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, FLA, 25, A

**SPEC FEATURES/YARD ITEMS**

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value, 3, GARAGE, D, Y, 1, 440, A, FR, 1915, 36.00, T, 80, 101, 3,200

**PARCEL ID** 140 7 0

Summary row: More: N, Total Yard Items: 3,200, Total Special Features:, Total: 3,200

**IMAGE**

AssessPro Patriot Properties, Inc

