

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCABE ROBERT W
Owner 2:	DEVLIN MAUREEN E
Owner 3:	
Street 1:	96 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .734 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1879, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		3	1973.24023	SQUARE FE	PRIME SITE		0	4.54	2.051	R1									297,788						297,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	255,800	3,900	0.734	297,800	557,500
Total Card	255,800	3,900	0.734	297,800	557,500
Total Parcel	255,800	3,900	0.734	297,800	557,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		219.83	/Parcel: 219.83

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	255,800	3900	.734	297,800	557,500	557,500	Year End Roll	9/28/2017
2017	101	FV	244,200	3900	.734	297,800	545,900	545,900	Year End Roll	9/29/2016
2016	101	FV	239,500	3900	.734	289,300	532,700	532,700	Year End Roll	1/14/2016
2015	101	FV	230,200	3900	.734	229,600	463,700	463,700	Year End	10/2/2014
2014	101	FV	227,900	3900	.734	220,400	452,200	452,200	Year End Roll	1/23/2014
2013	101	FV	223,200	3900	.734	216,500	443,600	443,600	Year End Roll	10/25/2012
2012	101	FV	223,200	3900	.734	209,900	437,000	437,000	Year End	1/26/2012
2011	101	FV	230,200	3900	.734	212,500	446,600	446,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DREW SHIRLEY	22980-94		3/15/1993		188600	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2009	4303	MANUAL		C				extend fence in ba
10/5/2009	4291	DEMOLITI		C	7/15/2010			demo existing gar
6/29/2009	4218	SHED	4,000	C	7/15/2010			install shed-no fo
8/24/2005	3261	ADDITION	80,000	C				screen porch & mud
4/17/2002	2473	ADDITION	100,000	C	7/6/2002			addition and addit

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	MEAS+INSPCTD	613	M COLE
1/23/1996	MEAS+INSPCTD	606	J SMITH
7/20/1995	INSPECTED	600	PA
7/5/1994	FIELDREV CHG	600	PA
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

