

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIM SUNGWOON
Owner 2:	KIM SUNGSIL
Owner 3:	
Street 1:	253 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.12 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	3	UNPAVED
t				Traffic	2	LIGHT

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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	
132	UNDEV		0.12		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									720					700	Cons Restr, Wetlan	

Total AC/HA:	2.11955	Total SF/SM:	92327.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	802,410	Spl Credit	Total:	802,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprc

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	244,200	2,100	2.000	801,700	1,048,000		GIS Ref
132			0.120	700	700		
Total Card	244,200	2,100	2.120	802,400	1,048,700	Entered Lot Size	GIS Ref
Total Parcel	244,200	2,100	2.120	802,400	1,048,700	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	429.18	/Parcel:	429.18	Land Unit Type:	08/06/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Year End Roll	9/28/2017
2017	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Year End Roll	9/29/2016
2016	101	FV	241,700	2100	2.12	750,400	994,200	994,200	Year End Roll	1/14/2016
2015	101	FV	231,800	2100	2.12	695,200	929,100	929,100	Year End	10/2/2014
2014	101	FV	229,600	2100	2.12	685,600	917,300	917,300	Year End Roll	1/23/2014
2013	101	FV	224,700	2100	2.12	665,600	892,400	892,400	Year End Roll	10/25/2012
2012	101	FV	242,000	2100	2.12	685,600	929,700	929,700	Year End	1/26/2012
2011	101	FV	247,400	2100	2.12	732,000	981,500	981,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICHARD PERRY	20748-159		8/31/1990		450000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/3/2010	4598	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59 6 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	19:19:51

LAST REV

Date	Time
04/04/14	11:29:33

brennanp
1589

