



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOQUIST WALLACE P
Owner 2:	
Owner 3:	
Street 1:	PO BOX 713
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 5.3 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 Influ	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		0.203		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									6,090						6,100	
101	ONE FAM		3.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									19,560						19,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	51,200	3,800	5.300	822,500	877,500		0
							GIS Ref
							GIS Ref
Total Card	51,200	3,800	5.300	822,500	877,500	Entered Lot Size	
Total Parcel	51,200	3,800	5.300	822,500	877,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 466.51		/Parcel: 466.51			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	51,200	3800	5.3	822,500	877,500	877,500	Year End Roll	9/28/2017
2017	101	FV	50,200	3800	5.3	822,500	876,500	876,500	Year End Roll	9/29/2016
2016	101	FV	49,800	3800	5.3	770,500	824,100	824,100	Year End Roll	1/14/2016
2015	101	FV	48,400	3800	5.3	715,300	767,500	767,500	Year End	10/2/2014
2014	101	FV	44,600	3800	5.3	705,700	754,100	754,100	Year End Roll	1/23/2014
2013	101	FV	43,700	3800	5.3	685,700	733,200	733,200	Year End Roll	10/25/2012
2012	101	FV	43,700	3800	5.3	705,700	753,200	753,200	Year End	1/26/2012
2011	101	FV	159,700	4700	5.3	752,100	916,500	916,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALTER L. HILL	12478-307		7/16/1973		84500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/10/2003	2813	SHED	4,600	C	6/12/2004			12x12 6/12 0% 5/14

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
9/22/2006	INFO BY PHON	1	H M SCHEID
6/15/2006	MEAS+INSPECTD	50	J NOONE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
6/12/2004	MEAS/EXT INS	615	D VELUTTI
4/20/1996	MEAS+INSPECTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

