



PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		OLD CONCORD RD, LINCOLN
OWNERSHIP		
Owner 1: WISE JOANNE D		
Owner 2:		
Owner 3:		
Street 1: 121 WESTON ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	116,200	29,900	0.570	631,900	778,000
803			5.220	39,150	39,150
Total Card 116,200 29,900 5.790 671,050 817,150					
Total Parcel 116,200 29,900 5.790 671,050 817,150					
Source: Market Adj Cost		Total Value per SQ unit /Card: 460.37		/Parcel: 460.37	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	05/27/07

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	018	FV	116,200	29900	5.79	788,500	934,600	817,150	Year End Roll	9/28/2017
2017	018	FV	114,200	29900	5.79	788,500	932,600	815,150	Year End Roll	9/29/2016
2016	017	FV	113,200	29900	5.79	626,820	769,920	734,316	Year End Roll	1/14/2016
2015	017	FV	110,300	29900	5.79	583,020	723,220	687,616	Year End	10/2/2014
2014	017	FV	102,400	29900	5.79	575,420	707,720	671,976	Year End Roll	1/23/2014
2013	017	FV	100,400	29900	5.79	559,620	689,920	654,176	Year End Roll	10/25/2012
2012	017	FV	100,400	29900	5.79	575,420	705,720	670,301	Year End	1/26/2012
2011	017	FV	102,400	29900	5.79	658,300	790,600	708,964	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOQUIST,WALLACE	70910-136		4/24/2018		950000	No	No			
GEORGE GRADY	12625-542		5/6/1974		85000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 5.79 ACRES of land mainly classified as 018 with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/13/2007	3814	MANUAL		C				install wood burni
10/19/2006	3546	MANUAL		C				Install wood stove
9/21/2001	2349	SHED	27,000	C	5/26/2009			project shed on ex

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2009	PERMIT VISIT	25	D ERSKINE
6/16/2008	INFO BY PHON	100	B MORGAN
5/27/2007	MEAS/EXT INS	100	B MORGAN
6/15/2006	MEAS/EXT INS	50	J NOONE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
5/15/2004	MEAS/EXT INS	615	D VELUTTI
5/3/2003	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
4/20/1996	MEAS+INSPCTD	606	J SMITH

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		24829		SQUARE FE	PRIME SITE		0	9.96	2.555	R5									631,949						631,900	
803	61BNATR		5.22		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									156,600			0.25			39,150	

Total AC/HA: 5.79000	Total SF/SM: 252212.39	Parcel LUC: 018 018	Prime NB Desc	RES CAT 5	Total: 788,549	Spl Credit	117,450	Total: 671,050
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