



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCCUNE JR WILLIAM J
Owner 2:	MCCUNE ELISABETH J
Owner 3:	
Street 1:	PO BOX 9
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.85 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		3.85		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									115,500						115,500	Access

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			3.850	115,500	115,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	3.85	115,500	115,500	115,500	Year End Roll	9/28/2017
2017	132	FV		0	3.85	115,500	115,500	115,500	Year End Roll	9/29/2016
2016	132	FV		0	3.85	115,500	115,500	115,500	Year End Roll	1/14/2016
2015	132	FV		0	3.85	115,500	115,500	115,500	Year End	10/2/2014
2014	132	FV		0	3.85	115,500	115,500	115,500	Year End Roll	1/23/2014
2013	132	FV		0	3.85	115,500	115,500	115,500	Year End Roll	10/25/2012
2012	132	FV		0	3.85	115,500	115,500	115,500	Year End	1/26/2012
2011	132	FV		0	3.85	115,500	115,500	115,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE PHI	13872-337		1/3/1980		20000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	60 2 0
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	20:37:05

**LAST REV**

Date	Time
11/29/12	10:27:04
brennanp	
1741	

EXTERIOR INFORMATION

Form with fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir

BATH FEATURES

Form with fields: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating

COMMENTS

NO FRONTAGE

SKETCH

OTHER FEATURES

Form with fields: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating

GENERAL INFORMATION

Form with fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj

CONDO INFORMATION

Form with fields: Location, Total Units, Floor, % Own, Name

RESIDENTIAL GRID

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

INTERIOR INFORMATION

Form with fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled

DEPRECIATION

Form with fields: Phys Cond, Functional, Economic, Special, Override, Total

REMODELING

Form with fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL, Totals

Form with fields: Calc Summary items: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total

CALC SUMMARY

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with columns: 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

PARCEL ID

156 1 0

IMAGE