



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBB ROBERT H
Owner 2:	JOHANSSON SONJA
Owner 3:	
Street 1:	9 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .99 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43124.39844		SQUARE FE	PRIME SITE		0	6.78	1.599	R3									467,395						467,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	329,400	6,500	0.990	467,400	803,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.98						/Parcel: 276.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	329,400	6500	.99	467,400	803,300	803,300	Year End Roll	9/28/2017
2017	101	FV	323,100	6500	.99	441,200	770,800	770,800	Year End Roll	9/29/2016
2016	101	FV	320,000	6500	.99	428,100	754,600	754,600	Year End Roll	1/14/2016
2015	101	FV	310,600	6500	.99	396,400	713,500	713,500	Year End	10/2/2014
2014	101	FV	279,300	6500	.99	355,000	640,800	640,800	Year End Roll	1/23/2014
2013	101	FV	273,200	6500	.99	344,700	624,400	624,400	Year End Roll	10/25/2012
2012	101	FV	288,700	6500	.99	379,200	674,400	674,400	Year End	1/26/2012
2011	101	FV	295,200	6500	.99	385,400	687,100	687,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT H. WEBB	14761-481		10/20/1982	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/10/2012	5266	WINDOWS	2,578	C				replace 1 win-no s
6/29/2011	4773	ROOF		C				strip and re-rood

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

