



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RISLEY CURTIS A
Owner 2:	RISLEY JEAN F
Owner 3:	
Street 1:	21 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 1.7 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		74052		SQUARE FE	PRIME SITE		0	6.78	1.056	R3									530,302						530,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	157,300	900	1.700	530,300	688,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 390.31						/Parcel: 302.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	202,600	900	1.7	530,300	733,800	733,800	Year End Roll	9/28/2017
2017	101	FV	198,600	900	1.7	500,600	700,100	700,100	Year End Roll	9/29/2016
2016	101	FV	198,600	900	1.7	485,700	685,200	685,200	Year End Roll	1/14/2016
2015	101	FV	192,300	900	1.7	449,700	642,900	642,900	Year End	10/2/2014
2014	101	FV	189,900	900	1.7	402,800	593,600	593,600	Year End Roll	1/23/2014
2013	101	FV	185,000	900	1.7	391,100	577,000	577,000	Year End Roll	10/25/2012
2012	101	FV	185,000	900	1.7	420,300	606,200	606,200	Year End	1/26/2012
2011	101	FV	187,000	900	1.7	427,200	615,100	615,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE J. RUBIS	13240-365		7/19/1977		85400	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/21/2010	4585	SCREENPR	16,500	C	12/23/2010			construct 12x16 sc
6/16/2010	4483	MANUAL		C				install wood burni
11/3/2008	4080	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

