

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
267		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	BRADEN TR JOHN L
Owner 2:	CRUZEN TR JULIANNE M
Owner 3:	BRADEN TR RICHARD R
Street 1:	5345 COBAL CT
Street 2:	
Twn/City:	CAPE CORAL
St/Prov:	FL Cntry Own Occ: Y
Postal:	33904 Type:

PREVIOUS OWNER

Owner 1:	BRADEN - JOHN L
Owner 2:	FABIO - BRADEN DIANNE
Street 1:	267 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5120

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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

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 Infru	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	6.35	1.000	R2									508,000						508,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	538,900		1.840	508,100	1,047,000
Total Card		538,900	1.840	508,100	1,047,000
Total Parcel		538,900	1.840	508,100	1,047,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 300.95		/Parcel: 300.95	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/08/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	500,400	0	1.84	491,300	991,700	991,700	Create Final value 2019	6/4/2019
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016
2015	101	FV	466,600	0	1.84	404,100	870,700	870,700	Year End	10/2/2014
2014	101	FV	427,800	0	1.84	362,500	790,300	790,300	Year End Roll	1/23/2014
2013	101	FV	419,600	0	1.84	352,100	771,700	771,700	Year End Roll	10/25/2012
2012	101	FV	427,800	0	1.84	440,100	867,900	867,900	Year End	1/26/2012

Parcel ID 177 62 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No	
DENORMANDIE PHI	15688-436		7/18/1984		55000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No			
DENORMANDIE PHI	15688-436		7/18/1984		55000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/25/2018	7042	BATH	7,000	O				Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/4/2005	M&L COMPLETE	615	
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 22 1
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
09/30/19	16:32:09

LAST REV

Date	Time
05/14/19	12:06:30

blakeley 415

