

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
262		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 5.67 ACRES of land mainly classified as OUT BLD with a(n) STUDIO Building Built about 1987, Having Primarily WOOD Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

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
106	OUT BLD		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
106	OUT BLD		0.893		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									26,790						26,800	
106	OUT BLD		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,880						5,900	Wetland
132	UNDEV		1.96		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									11,760						11,800	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
106	26,000		3.710	832,700	858,700
132			1.960	11,800	11,800
Total Card	26,000		5.670	844,500	870,500
Total Parcel	26,000		5.670	844,500	870,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		2,123.17	/Parcel: 2,123.

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	106	FV	24,600	0	5.67	841,300	865,900	865,900	Create Final value 2019	6/4/2019
2018	106	FV	24,600	0	5.67	841,300	865,900	865,900	Year End Roll	9/28/2017
2017	106	FV	24,100	0	5.67	841,300	865,400	865,400	Year End Roll	9/29/2016
2016	106	FV	24,100	0	5.67	789,300	813,400	813,400	Year End Roll	1/14/2016
2015	106	FV	24,100	0	5.67	734,100	758,200	758,200	Year End	10/2/2014
2014	106	FV		20000	5.67	724,500	744,500	744,500	Year End Roll	1/23/2014
2013	106	FV		20000	5.67	704,500	724,500	724,500	Year End Roll	10/25/2012
2012	106	FV		20000	5.67	928,500	948,500	948,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GULDBERG PETER	13864-566		12/21/1979		98000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

