



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WARD JANE L
Owner 2:	
Owner 3:	
Street 1:	3 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 1.12 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1840, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48787		SQUARE FE	PRIME SITE		0	6.35	1.448	R2									448,539						448,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	163,600	2,900	1.120	448,500	615,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 390.72						/Parcel: 390.72	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	159,600	2900	1.12	433,700	596,200	596,200	Create Final value 2019	6/4/2019
2018	101	FV	159,600	2900	1.12	433,700	596,200	596,200	Year End Roll	9/28/2017
2017	101	FV	158,200	2900	1.12	421,000	582,100	582,100	Year End Roll	9/29/2016
2016	101	FV	156,900	2900	1.12	421,000	580,800	580,800	Year End Roll	1/14/2016
2015	101	FV	147,400	2900	1.12	356,700	507,000	507,000	Year End	10/2/2014
2014	101	FV	140,700	2900	1.12	320,000	463,600	463,600	Year End Roll	1/23/2014
2013	101	FV	136,700	2900	1.12	310,800	450,400	450,400	Year End Roll	10/25/2012
2012	101	FV	136,700	2900	1.12	310,800	450,400	450,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS/JANE WAR	12705-219		9/25/1974	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2016	6408	ROOF	7,800	C				Replace siding on
7/19/2011	4796	RENOVATI	23,663	C				replace clapboards
9/17/2009	4274	MANUAL	5,000	C	11/23/2010			repairs to existin
10/19/2005	3294	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/23/2010	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	
4/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

