



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEELEY GEORGE W
Owner 2:	SEELEY SUSAN A
Owner 3:	
Street 1:	212 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.977 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									840						800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	300,900	6,300	1.977	500,800	808,000
Total Card 300,900 6,300 1.977 500,800 808,000					
Total Parcel 300,900 6,300 1.977 500,800 808,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 305.23		/Parcel: 305.23	

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
2020	101	FV	267,100	6300	1.977	508,800	782,200	782,200	Year End Roll	9/26/2019
2019	101	FV	257,200	6300	1.977	492,000	755,500	755,500	Create Final value 2019	6/4/2019
2018	101	FV	259,700	6300	1.977	492,000	758,000	758,000	Year End Roll	9/28/2017
2017	101	FV	254,400	6300	1.977	477,600	738,300	738,300	Year End Roll	9/29/2016
2016	101	FV	254,400	6300	1.977	477,600	738,300	738,300	Year End Roll	1/14/2016
2015	101	FV	243,700	6300	1.977	404,800	654,800	654,800	Year End	10/2/2014
2014	101	FV	241,100	6300	1.977	363,200	610,600	610,600	Year End Roll	1/23/2014
2013	101	FV	235,700	6300	1.957	352,700	594,700	594,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RILEY ALLSTON	12586-488		1/8/1974		56500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6993	SOLAR PA	9,258	C	5/25/2018			Install solar pane
5/3/2000	1947	ROOF		C	6/30/2001			
11/9/1993	390	RENO-ADD	100,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS+INSPCTD	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L EXTERIOR	615	
8/25/1995	PERMIT VISIT	606	
1/13/1995	MEAS+INSPCTD	606	
12/20/1993	PERMIT VISIT	600	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

