



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BALES KELLY R
Owner 2:	KINGSTON ANNE E
Owner 3:	
Street 1:	233 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	233 CONCORD ROAD LLC -
Owner 2:	-
Street 1:	236 BEDFORD STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

**NARRATIVE DESCRIPTION**

This Parcel contains 1.971 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2019, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 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	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.134		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,020						4,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,132,700		1.971	636,800	1,769,500
Total Card		1,132,700	1.971	636,800	1,769,500
Total Parcel		1,132,700	1.971	636,800	1,769,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		352.91	/Parcel: 352.91

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

Insp Date	10/08/13
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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
2021	101	FV	1,066,200	0	1.971	564,000	1,630,200	1,630,200	Year End Roll	10/15/2020
2020	101	FV	11,000	3400	1.971	564,000	578,400	578,400	Year End Roll	9/26/2019
2019	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Create Final value 2019	6/4/2019
2018	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Year End Roll	9/28/2017
2017	342	FV	382,300	3400	1.971	354,000	739,700	739,700	Year End Roll	9/29/2016
2016	342	FV	373,300	3400	1.971	348,000	724,700	724,700	Year End Roll	1/14/2016
2015	342	FV	320,200	3400	1.845	289,700	613,300	613,300	Year End	10/2/2014
2014	342	FV	299,800	3400	1.845	289,700	592,900	592,900	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
233 CONCORD ROA	73954-338		1/7/2020		2,145,000	No	No			
WEIGEL TR,LYNN	71329-231		7/17/2018	CHD>SALE	662,500	No	No			
WEIGEL, LYNN B.	26479-405		7/9/1996	CONVENIENC	10	No	No			
HUNTER W BRUCE	19156-81		6/29/1988		175,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/10/2021	R-21-0023	BATH	24,500	C	4/15/2021			Complete finish wo
12/17/2018	7284	NEW HOME	540,000	C	12/16/2019			New single family
12/5/2018	7277	DEMOLITI	15,000	C				Demolish existing
3/24/1995	680-95	ROOF		C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
9/3/2020	CnfmdbldgDpt	624	W Coelho
8/12/2019	PERMIT VISIT	623	M Larson
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

