173	20	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	802,900
Map	Lot	Sublot	Building	Unit	CARD	!63!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CAMPO TR CHRISTINE M
Owner 2:	
Owner 3:	CHRISTINE M CAMPO REVOC TRUST
Street 1:	230 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	CAMPO - CHRISTINE M
Owner 2:	-
Street 1:	230 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	301,700	500	1.000	500,700	802,900
Total Card	301,700	500	1.000	500,700	802,900
Total Parcel	301,700	500	1.000	500,700	802,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.31 | /Parcel: 248.31

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 11/27/18

PREVIOUS ASSESSMENT

Parcel ID: 173 20 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	289,000	500	1.	431,700	721,200	721,200	Year End Roll	10/15/2020
2020	101	FV	251,200	500	1.	438,600	690,300	690,300	Year End Roll	9/26/2019
2019	101	FV	244,400	500	1.	424,100	669,000	669,000	Create Final value 2019	6/4/2019
2018	101	FV	244,400	500	1.	424,100	669,000	669,000	Year End Roll	9/28/2017
2017	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	9/29/2016
2016	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	1/14/2016
2015	101	FV	226,800	500	1.	348,800	576,100	576,100	Year End	10/2/2014
2014	101	FV	224,600	500	1.	312,900	538,000	538,000	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	16:38:23

LAST REV

Date	Time
09/01/20	12:14:42

apro

63

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPO,CHRISTINE	70056-446		10/11/2017	CONVENIENC	10	No	No			
GROSS,THOMAS AO	67823-79		8/16/2016		775,205	No	No			
	7383-473		1/19/1949		16,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	7131	KITCHEN	50,200	C	11/5/2018			Remodel the kitche
3/29/2002	2454	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101 22 0
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:	

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		43560		SQUARE FE	PRIME SITE		0	7.25	1.586	R2									500,743						500,700	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	500,743	Spl Credit		Total:	500,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro

blakeley

2022

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	25	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	33.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	33.6	%

CALC SUMMARY

Basic $ / SQ:	103.00
Size Adj.:	0.99004799
Const Adj.:	1.00979996
Adj $ / SQ:	102.974
Other Features:	65750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	454345
Depreciation:	152660
Depreciated Total:	301685

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

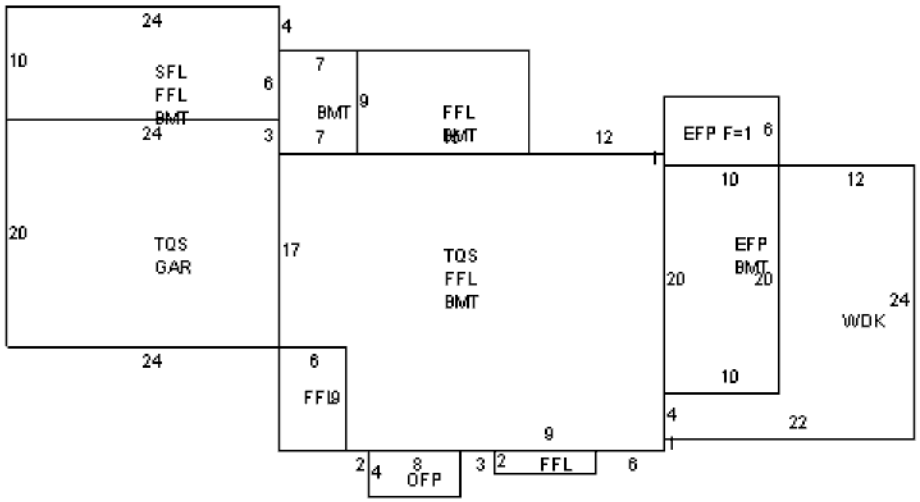
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 302000.0000

Juris. Factor:		Before Depr:	113.27
Special Features:	0	Val/Su Net:	59.53
Final Total:	301700	Val/Su SzAd	120.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,468	38.620	56,687
FFL	1ST FLOOR	1,277	102.970	131,498
TQS	3/4 STORY	983	102.970	101,172
GAR	GARAGE	480	36.000	17,280
WDK	WOOD DECK	328	18.590	6,099
EFP	ENCL PORCH	260	36.000	9,360
SFL	2ND FLOOR	240	102.970	24,714
OFP	OPEN PORCH	32	15.000	480
	Net Sketched Area:	5,068	Total:	347,290

Size Ad	2499.5	Gross Area	5395	FinArea	3234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

173 20 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	80	A	AV	1982	15.00	T	60	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500