



PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		CONCORD RD, LINCOLN
Unit #:		
Owner 1: DECESARE MARTHA JANE		
Owner 2:		
Owner 3:		
Street 1: 244 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5116	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	254,300	12,500	1.200	519,700	786,500
Total Card 254,300 12,500 1.200 519,700 786,500					
Total Parcel 254,300 12,500 1.200 519,700 786,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 390.52		/Parcel: 390.52	

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

Insp Date	11/27/18
-----------	----------

OWNERSHIP

Owner 1: DECESARE MARTHA JANE
Owner 2:
Owner 3:
Street 1: 244 CONCORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-5116 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	256,300	12500	1.2	448,000	716,800	716,800	Year End Roll	10/15/2020
2020	101	FV	260,600	12500	1.2	455,200	728,300	728,300	Year End Roll	9/26/2019
2019	101	FV	248,700	12500	1.2	440,100	701,300	701,300	Create Final value 2019	6/4/2019
2018	101	FV	248,700	12500	1.2	440,100	701,300	701,300	Year End Roll	9/28/2017
2017	101	FV	246,600	12500	1.2	427,200	686,300	686,300	Year End Roll	9/29/2016
2016	101	FV	240,900	12500	1.2	427,200	680,600	680,600	Year End Roll	1/14/2016
2015	101	FV	275,100	6800	1.2	362,000	643,900	643,900	Year End	10/2/2014
2014	101	FV	263,800	6800	1.2	324,700	595,300	595,300	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	16:39:16

LAST REV

Date	Time
02/24/20	10:02:06

apro 71

USER DEFINED

Prior Id # 1:	101 29 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:	

PREVIOUS OWNER

Owner 1: LUIJBEN MONIQUE A -
Owner 2: -
Street 1: 244 CONCORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-5116 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LUIJBEN MONIQUE	45478-499		6/28/2005		937,280	No	No	
SHARPE JOHN G	19316-528		9/2/1988		385,000	No	No	

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1889, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/16/2006	3543	MANUAL		C				Install a wood bur
8/29/2006	3507	APARTMEN	32,000	C	7/19/2010			reno access. apt.

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
12/2/2008	MEAS+INSPCTD	100	
5/15/2008	PERMIT VISIT	100	
5/25/2007	MEAS/EXT INS	100	
12/1/2005	MEAS/EXT INS	615	
4/30/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		52271.2		SQUARE FE	PRIME SITE		0	7.25	1.371	R2									519,690						519,700	

Total AC/HA:	1.19998	Total SF/SM:	52271.13	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	519,690	Spl Credit	Total:	519,700
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

