



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL RONALD L
Owner 2:	MACNEIL WENDY SNYDER
Owner 3:	
Street 1:	247 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39203.2		SQUARE FE	PRIME SITE		0	7.25	1.728	R2									491,267						491,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	170,600	600	0.900	491,300	662,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 354.92						/Parcel: 354.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	158,700	600	.9	423,500	582,800	582,800	Year End Roll	10/15/2020
2020	101	FV	139,500	600	.9	430,300	570,400	570,400	Year End Roll	9/26/2019
2019	101	FV	135,000	600	.9	416,100	551,700	551,700	Create Final value 2019	6/4/2019
2018	101	FV	135,000	600	.9	416,100	551,700	551,700	Year End Roll	9/28/2017
2017	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	9/29/2016
2016	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	1/14/2016
2015	101	FV	126,100	600	.9	342,200	468,900	468,900	Year End	10/2/2014
2014	101	FV	124,600	600	.9	307,000	432,200	432,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORRIS ROBERT E	12573-88		12/28/1973		42,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5197	SOLAR PA	12,892	C				install roof mount
9/24/2008	4056	MANUAL		C				wood burning stove

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPCTD	606	
12/14/1988	INSPECTED	601	

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

