177	58	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,468,000
Map	Lot	Sublot	Building	Unit	CARD	!390!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	O'HAGAN TR PATRICIA M
Owner 2:	
Owner 3:	PATRICIA M O'HAGAN NOMINEE TR
Street 1:	270 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

Owner 1:	CHATFIELD ALEXANDER D -
Owner 2:	O`HAGAN PATRICIA M -
Street 1:	270 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-5121

NARRATIVE DESCRIPTION

This Parcel contains 2.36 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1824, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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	844,000	28,300	2.360	595,700	1,468,000
Total Card	844,000	28,300	2.360	595,700	1,468,000
Total Parcel	844,000	28,300	2.360	595,700	1,468,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.30 | /Parcel: 291.30

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 06/11/13

PREVIOUS ASSESSMENT

Parcel ID: 177 58 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	924,100	28300	2.36	515,700	1,468,100	1,468,100	Year End Roll	10/15/2020
2020	101	FV	983,900	28300	2.36	523,700	1,535,900	1,535,900	Year End Roll	9/26/2019
2019	101	FV	982,000	28300	2.36	506,900	1,517,200	1,517,200	Create Final value 2019	6/4/2019
2018	101	FV	982,000	28300	2.36	506,900	1,517,200	1,517,200	Year End Roll	9/28/2017
2017	101	FV	887,300	28300	2.36	492,500	1,408,100	1,408,100	Year End Roll	9/29/2016
2016	101	FV	858,400	28300	2.36	492,500	1,379,200	1,379,200	Year End Roll	1/14/2016
2015	101	FV	807,900	28300	2.36	419,700	1,255,900	1,255,900	Year End	10/2/2014
2014	101	FV	771,800	28300	2.36	378,100	1,178,200	1,178,200	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:16:39

LAST REV

Date	Time
06/27/18	15:04:17
blakeley	
390	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHATFIELD ALEXA	41797-80		1/20/2004	CONVENIENC	100	No	No			
HICKOK, JONATHA	26473-60		7/3/1996		471,500	No	No			
HANSEN C RUSSEL	19236-462		8/1/1988		357,500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	7044	SOLAR PA	21,000	C				Install ground mou
3/5/2013	5335	SOLAR PA	41,800	C				install of roof mo
12/19/2012	5283	SHED	46,850	C	6/11/2013			construct a shed w
11/5/2012	5223	DEMOLITI	3,000	C				demo chicken coop
10/26/2009	4313	RENOVATI	14,000	C	7/19/2010			fin bmt space
7/11/2002	2541	RENO-ADD	500,000	C	6/28/2003			6/28 90%
10/18/2000	2111	RENOVATI	3,500	C	6/8/2001			bathroom
11/2/1998	1569	MANUAL		C	4/14/1999			Wood Stove
4/1/1998	1372	RENOVATI	16,000	C	6/6/1998			6/6/98 100%
3/2/1998	1346	FENCE	1,500	C	6/6/1998			6/6/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2013	MEAS/EXT INS	25	D ERSKINE
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/28/2003	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
4/14/1999	MEAS/EXT INS	602	
6/6/1998	MEAS+INSPCTD	602	
2/28/1998	MEAS+INSPCTD	602	

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

USER DEFINED

Prior Id # 1:	115 28 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		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.523		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									15,690						15,700	

Total AC/HA:	2.35955	Total SF/SM:	102782.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	595,690	Spl Credit		Total:	595,700

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

EXTERIOR INFORMATION

Type:	1 - ANTIQUE		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1824	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:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.89749265
Const Adj.:	1.00979996
Adj $ / SQ:	86.097
Other Features:	89750
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1016846
Depreciation:	172864
Depreciated Total:	843982

COMMENTS

WDSTOVE IN STUDIO 11/98
SHERMAN-TASKER HSE.

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:	9	BRs:	4	Baths:	3	HB	

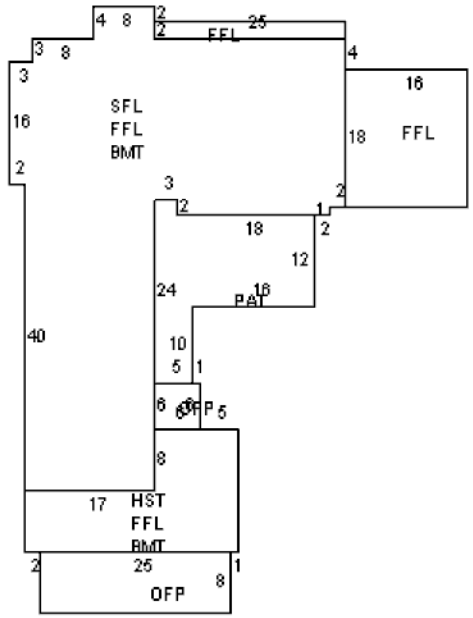
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1103433.671

Juris. Factor:		Before Depr:	172.19
Special Features:	0	Val/Su Net:	128.76
Final Total:	844000	Val/Su SzAd	207.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,281	86.100	196,388
BMT	BASEMENT	1,943	32.290	62,733
SFL	2ND FLOOR	1,631	86.100	140,425
PAT	PATIO	308	7.000	2,156
OFP	OPEN PORCH	236	15.000	3,540
HST	HALF STORY	156	86.100	13,431

Net Sketched Area:	6,555			Total:	418,673
Size Ad	4068	Gross Area	6711	FinArea	5040

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

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
21	STUDIO	D	Y	1	12X30	G	AV	1995	62.50	T	21	101			17,800			17,800
2	SHED/FR	D	Y	1	59x14	A	AV	2012	15.00	T	15	101			10,500			10,500

PARCEL ID

177 58 0

More:	N	Total Yard Items:	28,300	Total Special Featues:		Total:	28,300