



PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		CONCORD RD, LINCOLN
Unit #:		
Owner 1: HENDRICKSON TR ROBERT A		
Owner 2: HENDRICKSON TR RUTH A		
Owner 3: ROBERT HEND TR/RUTH A HEND TR		
Street 1: 253 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5119	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	199,600	8,600	1.200	519,700	727,900	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 388.42						/Parcel: 388.42

User Acct
GIS Ref
GIS Ref
Insp Date
07/19/10

PREVIOUS OWNER

Owner 1:	HENDRICKSON - ROBERT A
Owner 2:	HENDRICKSON - RUTH A
Street 1:	253 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5119

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	190,500	8600	1.2	448,000	647,100	647,100	Year End Roll	10/15/2020
2020	101	FV	188,900	8600	1.2	455,200	652,700	652,700	Year End Roll	9/26/2019
2019	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Create Final value 2019	6/4/2019
2018	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Year End Roll	9/28/2017
2017	101	FV	174,600	8600	1.2	427,200	610,400	610,400	Year End Roll	9/29/2016
2016	101	FV	171,500	8600	1.2	427,200	607,300	607,300	Year End Roll	1/14/2016
2015	101	FV	169,900	8600	1.2	362,000	540,500	540,500	Year End	10/2/2014
2014	101	FV	158,800	8600	1.2	324,700	492,100	492,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HENDRICKSON,ROB	700036-379		10/5/2017	CONVENIENC		1	No	No		
SNELLING DOROTH	11364-143		7/19/1967		25,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/21/2010	4467	RENO-GAR	50,000	C	6/30/2011			remove gar and bui
4/13/2007	3649	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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		52272		SQUARE FE	PRIME SITE		0	7.25	1.371	R2									519,692						519,700	

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	519,692	Spl Credit	Total:	519,700
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