



PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		CONCORD RD, LINCOLN
Unit #: <input type="text"/>		
Owner 1: BRAIN J WALTER		
Owner 2: BRAIN PATRICIA L		
Owner 3:		
Street 1: 255 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: <input type="text"/> Own Occ: Y
Postal:	01773-5119 Type: <input type="text"/>	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	94,300	8,900	0.530	456,200	559,400
Total Card 94,300 8,900 0.530 456,200 559,400					
Total Parcel 94,300 8,900 0.530 456,200 559,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 466.17		/Parcel: 466.17	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/03/17
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	88,100	8900	.53	393,300	490,300	490,300	Year End Roll	10/15/2020
2020	101	FV	78,100	8900	.53	399,600	486,600	486,600	Year End Roll	9/26/2019
2019	101	FV	75,700	8900	.53	386,400	471,000	471,000	Create Final value 2019	6/4/2019
2018	101	FV	75,700	8900	.53	386,400	471,000	471,000	Year End Roll	9/28/2017
2017	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	9/29/2016
2016	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	1/14/2016
2015	101	FV	67,700	8900	.53	317,800	394,400	394,400	Year End	10/2/2014
2014	101	FV	67,000	8900	.53	285,100	361,000	361,000	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:18:52

LAST REV

Date	Time
06/07/17	10:05:33

USER DEFINED

Prior Id # 1:	116 17 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:	

NARRATIVE DESCRIPTION

This Parcel contains .53 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1924, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDERSON R JON	12063-675		8/19/1971		35,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/1/2000	ABATE-INSPEC	600	
12/26/1995	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23086.8		SQUARE FE	PRIME SITE		0	7.25	2.726	R2									456,214						456,200	

Total AC/HA:	0.53000	Total SF/SM:	23086.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	456,214	SpI Credit	Total:	456,200
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