



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTIN JASON B
Owner 2:	CURTIN REBECCA S
Owner 3:	
Street 1:	257 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5119 Type:

PREVIOUS OWNER

Owner 1:	Lusky Jr - Robert F
Owner 2:	Wafer - Melissa Jane
Street 1:	257 Concord Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-5119

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		74051.8		SQUARE FE	PRIME SITE		0	7.25	1.056	R2									567,063						567,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	493,700	900	1.700	567,100	1,061,700
Total Card	493,700	900	1.700	567,100	1,061,700
Total Parcel	493,700	900	1.700	567,100	1,061,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		299.87	/Parcel: 299.87

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	11/05/20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	609,700	900	1.7	488,800	1,099,400	1,099,400	Year End Roll	10/15/2020
2020	101	FV	619,400	900	1.7	496,700	1,117,000	1,117,000	Year End Roll	9/26/2019
2019	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Create Final value 2019	6/4/2019
2018	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Year End Roll	9/28/2017
2017	101	FV	569,300	900	1.7	466,200	1,036,400	1,036,400	Year End Roll	9/29/2016
2016	101	FV	553,700	900	1.7	466,200	1,020,800	1,020,800	Year End Roll	1/14/2016
2015	101	FV	522,300	900	1.7	395,000	918,200	918,200	Year End	10/2/2014
2014	101	FV	499,900	900	1.7	354,300	855,100	855,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lusky Jr,Robe	59825-475		8/23/2012		850,000	No	No			
MURPHY MARGUERI	49946-338		8/15/2007		1,092,500	No	No			
MURPHY MARGUERI	37757-520		1/23/2003	CONVENIENC	100	No	No			
MURPHY, MARGUER	27030-534		1/31/1997	CONVENIENC	1	No	No			
MURPHY, MARGUER	26101-445		3/4/1996	CONVENIENC	1	No	No		1/2 INTEREST	
KANAREK, STEPHE	25524-203		7/28/1995		615,000	No	No			
DEFORD WILLIAM	12938-563		2/23/1976		75,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2017	6768	SOLAR PA	28,871	C	6/8/2018			Install solar pane
11/15/2014	5631	ROOF	6,500	C				re-roof aluminum 1
2/1/2008	3878	MANUAL	12,866	C	6/23/2008			solar hot water pa
12/3/2004	3097	MANUAL	5,000	C	5/14/2005			repair or replace
8/24/1993	323	RENOVATI	5,000	C	12/27/1993			
11/23/1992	172	SHED	800	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2020	ABATE-INSPEC	624	W Coelho
5/3/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS+INSPECTD	100	
6/4/2005	M&L COMPLETE	615	
12/12/1995	MEAS+INSPECTD	606	
12/27/1993	PERMIT VISIT	600	
12/14/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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:	16	- STONE VE 10%
Roof Struct:	1 - GABLE	
Roof Cover:	9 - METAL	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)	
Year Blt:	1890	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	T - TYPICAL	
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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

Basic \$ / SQ:	95.00
Size Adj.:	0.94595039
Const Adj.:	1.02601719
Adj \$ / SQ:	92.203
Other Features:	62739
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	667099
Depreciation:	173446
Depreciated Total:	493653

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
2	SHED/FR	D	Y	1	10X12	A	AV	1993	15.00	T	50	101			900			900

More:	N
Total Yard Items:	900
Total Special Features:	
Total:	900

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		
Economic:		
Special:		
Override:		
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.94595039
Const Adj.:	1.02601719
Adj \$ / SQ:	92.203
Other Features:	62739
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
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COMMENTS

KITCHEN IN BSMT-STOVE 2 SINKS WALKOUT ATTIC OFFICE BDRM, FULL BATH(75% FINISHED) 3 OTHER FIXTURES - Solar hot water installed 2008. 5/17 EST REAR= FENCE/DOG.

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	RM:	9	BR:	5	Bath:	4	HB					

REMODELING

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

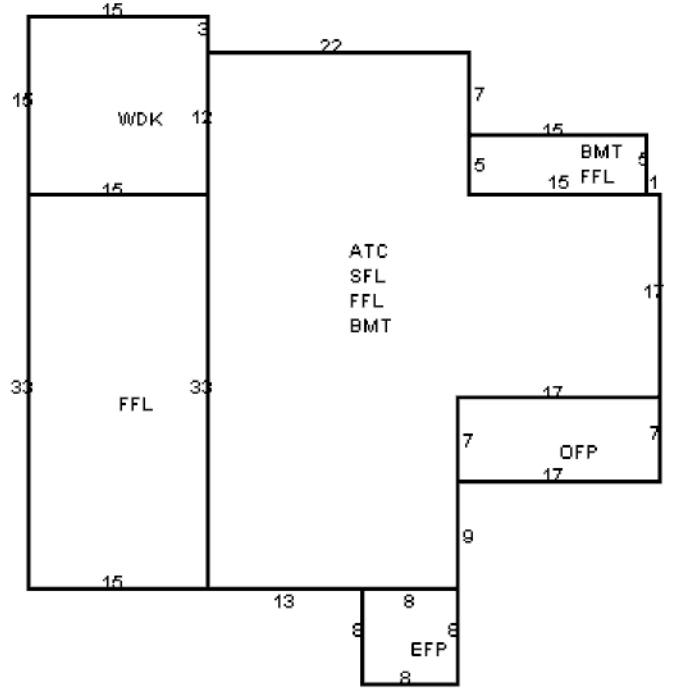
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1024420.842
Juris. Factor:		Before Depr:	147.53	
Special Features:	0	Val/Su Net:	97.36	
Final Total:	493700	Val/Su SzAd	161.23	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,816	92.200	167,441	
BMT	BASEMENT	1,321	28.240	37,301	
SFL	2ND FLOOR	1,246	92.200	114,885	
ATC	ATTIC	280	92.200	25,849	
WDK	WOOD DECK	225	20.580	4,631	
OFFP	OPEN PORCH	119	15.000	1,785	
EFP	ENCL PORCH	64	36.000	2,304	
Net Sketched Area:		5,071	Total:	354,196	
Size Ad	3062	Gross Area	6037	FinArea	3541

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
BMT	75	BASEMENT			0
SFL	100	2ND FLOOR	FLA	15 A	0
ATC		ATTIC			
WDK		WOOD DECK			
OFFP		OPEN PORCH			
EFP		ENCL PORCH			

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

177 66 0