



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
267		CONCORD RD, LINCOLN
Unit #:		
Owner 1: CHABOT JEFFREY R		
Owner 2: ROTJAN RANDI D		
Owner 3:		
Street 1: 267 CONCORD ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	611,000		1.840	580,100	1,191,100
Total Card 611,000 1.840 580,100 1,191,100					
Total Parcel 611,000 1.840 580,100 1,191,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.37		/Parcel: 342.37	

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

Insp Date	08/08/13
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**OWNERSHIP**

Owner 1: BRADEN TR - JOHN L
Owner 2: CRUZEN TR - JULIANNE M
Street 1: 5345 COBAL CT
Twn/City: CAPE CORAL
St/Prov: FL
Postal: 33904

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	553,200	0	1.84	500,100	1,053,300	1,053,300	Year End Roll	10/15/2020
2020	101	FV	538,900	0	1.84	508,100	1,047,000	1,047,000	Year End Roll	9/26/2019
2019	101	FV	500,400	0	1.84	491,300	991,700	991,700	Create Final value 2019	6/4/2019
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016
2015	101	FV	466,600	0	1.84	404,100	870,700	870,700	Year End	10/2/2014
2014	101	FV	427,800	0	1.84	362,500	790,300	790,300	Year End Roll	1/23/2014

Parcel ID 177 62 0

**PREVIOUS OWNER**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.			
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**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADEN TR,JOHN	73343-199		9/25/2019		1,098,000	No	No			
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No			
DENORMANDIE PHI	15688-436		7/18/1984		55,000	No	No			

**PAT ACCT.**

blakeley	415
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/13/2021	R-21-0064	MANUAL	6,000	C				Air seal & insulat
4/25/2018	7042	BATH	7,000	C	9/6/2019			Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/4/2005	M&L COMPLETE	615	
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
12/11/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.83955	Total SF/SM: 80130.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 580,090	Spl Credit	Total: 580,100
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