



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 2  |        | CONCORD RD, LINCOLN   |

**OWNERSHIP**

|           |                        |
|-----------|------------------------|
| Owner 1:  | DAVIS TR ANDREW H      |
| Owner 2:  |                        |
| Owner 3:  | THE DAVIS FAMILY TRUST |
| Street 1: | 2 CONCORD RD           |
| Street 2: |                        |
| Twn/City: | LINCOLN                |
| St/Prov:  | MA Cntry Own Occ: Y    |
| Postal:   | 01773-3002 Type:       |

**PREVIOUS OWNER**

|           |                   |
|-----------|-------------------|
| Owner 1:  | DAVIS RONALD C -  |
| Owner 2:  | DAVIS BARBARA C - |
| Street 1: | 2 CONCORD RD      |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773-3002        |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1943, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 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          | 7.91       | 1.000 | R3    |             |           |        |   |        |   |        |   | 632,800         |           |   |           |        |      | 632,800   |       |
| 101      | ONE FAM     |          | 0.363       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |             |           |        |   |        |   |        |   | 10,890          |           |   |           |        |      | 10,900    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 378,000        | 2,200      | 2.200     | 643,700    | 1,023,900   |                   | 0         |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 265.53 |                |            |           |            |             | /Parcel: 265.53   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 361,400    | 2200      | 2.2       | 570,900    | 934,500     | 934,500       | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 323,300    | 2200      | 2.2       | 570,900    | 896,400     | 896,400       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 314,500    | 2200      | 2.2       | 553,300    | 870,000     | 870,000       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 314,500    | 2200      | 2.2       | 553,300    | 870,000     | 870,000       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 301,300    | 0         | 2.2       | 522,900    | 824,200     | 824,200       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 301,300    | 0         | 2.2       | 507,700    | 809,000     | 809,000       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 289,900    | 0         | 2.2       | 470,900    | 760,800     | 760,800       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 287,000    | 0         | 2.2       | 422,900    | 709,900     | 709,900       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| DAVIS RONALD C, | 29578-166 |      | 12/19/1998 |           | 538,000    | No | No  |       |                 |       |
| FRANCIS W. LAVE | 8617-114  |      | 11/22/1955 |           | 17,000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 1/5/2017  | MEAS/EXT INS | 4   | JG         |
| 8/18/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 4/7/1999  | MEAS+INSPCTD | 600 |            |
| 1/23/1996 | MEAS+INSPCTD | 606 |            |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |          |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.19955 | Total SF/SM: | 95812.39 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 643,690 | SpI Credit |  | Total: | 643,700 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

