



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	WALDEN POND
Owner 3:	
Street 1:	915 WALDEN ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 25.47 ACRES of land mainly classified as MA RE DCR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
910	MA RE DCR		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
910	MA RE DCR		23.633		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									708,990						709,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
910			25.470	1,341,800	1,341,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	910	FV		0	25.47	1,269,000	1,269,000	1,269,000	Year End Roll	10/15/2020
2020	910	FV		0	25.47	1,269,000	1,269,000	1,269,000	Year End Roll	9/26/2019
2019	910	FV		0	25.47	1,251,400	1,251,400	1,251,400	Create Final value 2019	6/4/2019
2018	910	FV		0	25.47	1,251,400	1,251,400	1,251,400	Year End Roll	9/28/2017
2017	910	FV		0	25.47	1,221,000	1,221,000	1,221,000	Year End Roll	9/29/2016
2016	910	FV		0	25.47	1,205,800	1,205,800	1,205,800	Year End Roll	1/14/2016
2015	910	FV		0	25.47	1,169,000	1,169,000	1,169,000	Year End	10/2/2014
2014	910	FV		0	25.47	1,121,000	1,121,000	1,121,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11122-338		12/31/1940			No	No			2 PCLS

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating.

COMMENTS

STATE OWNED LAND PROGRAM/ WALDEN POND.

SKETCH

Large sketch area with a grid for residential data and remodeling/res breakdown sections.

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features fields: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table for residential grid with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown columns: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj., Const Adj., Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales fields: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail fields: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items fields: 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.

PARCEL ID

137 2 0

IMAGE