



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CONCORD RD, LINCOLN
OWNERSHIP		
Unit #: _____		
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: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
910			1.800	629,000	629,000
Total Card			1.800	629,000	629,000
Total Parcel			1.800	629,000	629,000
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

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

PREVIOUS OWNER

Owner 1: TOWN OF LINCOLN -		
Owner 2: MUNICIPAL -		
Street 1: 16 LINCOLN RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773	

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	1.8	556,700	556,700	556,700	Year End Roll	10/15/2020
2020	903	FV		0	1.8	556,700	556,700	556,700	Year End Roll	9/26/2019
2019	903	FV		0	1.8	539,200	539,200	539,200	Create Final value 2019	6/4/2019
2018	903	FV		0	1.8	539,200	539,200	539,200	Year End Roll	9/28/2017
2017	903	FV		0	1.8	508,900	508,900	508,900	Year End Roll	9/29/2016
2016	903	FV		0	1.8	493,800	493,800	493,800	Year End Roll	1/14/2016
2015	903	FV		0	1.8	457,300	457,300	457,300	Year End	10/2/2014
2014	903	FV		0	1.8	409,500	409,500	409,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOWN OF LINCOLN	74081-114		2/3/2020	INVOLVED GOV		No	No			
	6164-152		11/4/1937			No	No			LOT A

NARRATIVE DESCRIPTION

This Parcel contains 1.8 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		

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 ____/____/____

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
910	MA RE DCR		78407.8		SQUARE FE	PRIME SITE		0	7.91	1.014	R3									629,022						629,000	

Total AC/HA:	1.80000	Total SF/SM:	78408.00	Parcel LUC:	910	MA RE DCR	Prime NB Desc	RES CAT 3	Total:	629,022	Spl Credit	Total:	629,000
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