



PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		CONCORD RD, LINCOLN
Unit #:		
Owner 1: ST ANNES EPISCOPAL CHURCH		
Owner 2:		
Owner 3:		
Street 1: 147 CONCORD RD		
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
906	403,300	13,000	2.520	653,300	1,069,600
Total Card 403,300 13,000 2.520 653,300 1,069,600					
Total Parcel 403,300 13,000 2.520 653,300 1,069,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 489.74		/Parcel: 489.74	

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

Insp Date	06/09/97
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	906	FV	354,400	13000	2.52	580,500	947,900	947,900	Year End Roll	10/15/2020
2020	906	FV	331,100	13000	2.52	580,500	924,600	924,600	Year End Roll	9/26/2019
2019	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Create Final value 2019	6/4/2019
2018	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Year End Roll	9/28/2017
2017	906	FV	315,400	13000	2.52	532,500	860,900	860,900	Year End Roll	9/29/2016
2016	906	FV	305,200	13000	2.52	517,300	835,500	835,500	Year End Roll	1/14/2016
2015	906	FV	294,000	13000	2.52	480,500	787,500	787,500	Year End	10/2/2014
2014	906	FV	291,100	13000	2.52	432,500	736,600	736,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11020-182		12/1/1965			No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 2.52 ACRES of land mainly classified as CHURCH with a(n) CONVENT'NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/8/2018	7248	SOLAR PA	21,710	C	1/22/2019			Install 14 additio
3/30/2018	7020	SHEET MT	18,000	C				Sheet metal work f
10/19/2017	6895	RENO-ADD	550,000	C	9/7/2018			Demo two wings of
11/18/2016	6628	SOLAR PA	41,729	C	2/27/2017			Install solar pane
1/8/2007	3599	ROOF		C				Strip & re-roof dw
4/4/1996	919-96	RENOVATI	85,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/1997	MEAS+INSPCTD	602	

PROPERTY FACTORS

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

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
906	CHURCH		0.683		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									20,490						20,500	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.51955	Total SF/SM:	109751.60	Parcel LUC:	906 CHURCH	Prime NB Desc:	RES CAT 3	Total:	653,290	SpI Credit:		Total:	653,300
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