



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	YOCKEL SCOTT MYRON
Owner 2:	YOCKEL LAUREN VAUGHAN
Owner 3:	
Street 1:	177 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CAINE - JACKSON A
Owner 2:	CAINE - CAROLYN
Street 1:	177 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				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		41382		SQUARE FE	PRIME SITE		0	7.91	1.653	R3									541,160						541,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	167,800		0.950	541,200	709,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 523.63						/Parcel: 523.63	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	153,600	0	.95	478,900	632,500	632,500	Year End Roll	10/15/2020
2020	101	FV	152,200	0	.95	434,400	586,600	586,600	Year End Roll	9/26/2019
2019	101	FV	138,000	0	.95	420,100	558,100	558,100	Create Final value 2019	6/4/2019
2018	101	FV	138,000	0	.95	420,100	558,100	558,100	Year End Roll	9/28/2017
2017	905	FV	136,600	0	.95	407,800	544,400	544,400	Year End Roll	9/29/2016
2016	905	FV	135,200	0	.95	407,800	543,000	543,000	Year End Roll	1/14/2016
2015	905	FV	132,300	0	.95	345,500	477,800	477,800	Year End	10/2/2014
2014	905	FV	121,100	0	.95	309,900	431,000	431,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAINE,JACKSON A	71709-174		10/4/2018		679,000	No	No			
THE FOOD PROJEC	69308-367		5/19/2017	INVOLV CHARI	601,000	No	No			
MOLLER CYNTHIA,	43830-167		10/1/2004	INVOLV CHARI	435,000	No	No			
M LILLIAN HUMPH	12288-581		9/19/1972		45,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2011	4867	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
5/10/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

