



PROPERTY LOCATION

No	Alt No	Direction/Street/City
198		CONCORD RD, LINCOLN
Unit #:		
Owner 1: HAWKEYE TIMOTHY J		
Owner 2: BRADSHAW KAREN L		
Owner 3:		
Street 1: 198 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5115	Type:

PREVIOUS OWNER

Owner 1:	MYERS LUCY B TR -
Owner 2:	LUCY B MYERS TRUST -
Street 1:	198 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1939, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 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	6.33	1.653	R1									433,064						433,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	284,900	2,000	0.950	433,100	720,000
Total Card 284,900 2,000 0.950 433,100 720,000					
Total Parcel 284,900 2,000 0.950 433,100 720,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		325.33	/Parcel: 325.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	281,200	2000	.95	376,300	659,500	659,500	Year End Roll	10/15/2020
2020	101	FV	252,000	2000	.95	325,000	579,000	579,000	Year End Roll	9/26/2019
2019	101	FV	243,300	2000	.95	310,600	555,900	555,900	Create Final value 2019	6/4/2019
2018	101	FV	243,300	2000	.95	310,600	555,900	555,900	Year End Roll	9/28/2017
2017	101	FV	238,800	2000	.95	310,600	551,400	551,400	Year End Roll	9/29/2016
2016	101	FV	238,800	2000	.95	301,700	542,500	542,500	Year End Roll	1/14/2016
2015	101	FV	229,900	2000	.95	239,500	471,400	471,400	Year End	10/2/2014
2014	101	FV	227,700	2000	.95	229,900	459,600	459,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MYERS LUCY B TR	30008-399		4/2/1999	CHD>SALE	311,000	No	No			
MYERS LUCY B	19694-194		3/13/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2006	3481	FENCE		C				install fence acco
10/23/2003	2801	W/S FLUE		C				
8/11/2003	2747	MANUAL	9,200	C	5/15/2004			replace deck
4/12/2002	2470	ROOF		C				
7/20/2000	2023	REMOVE		C	7/6/2001			10x15 shed
12/6/1999	1854	MANUAL	10,000	C	3/2/2000			Repl windows 6/22/
8/4/1999	1535	RENOVATI	2,000	C	3/2/2000			6/22/00 100%
7/19/1994	530-94	ROOF	1,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
7/6/2001	MEAS/EXT INS	613	
6/22/2000	MEAS/EXT INS	611	
3/2/2000	MEAS+INSPCTD	600	
1/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.95000	Total SF/SM: 41382.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 1	Total: 433,064	Spl Credit	Total: 433,100
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