



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMPO TR CHRISTINE M
Owner 2:	
Owner 3:	CHRISTINE M CAMPO REVOC TRUST
Street 1:	230 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	CAMPO - CHRISTINE M
Owner 2:	-
Street 1:	230 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	8.	1.586	R2									552,544						552,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	341,100	400	1.000	552,500	894,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.48						/Parcel: 276.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,700	500	1.	500,700	802,900	802,900	Year End Roll	10/19/2021
2021	101	FV	289,000	500	1.	431,700	721,200	721,200	Year End Roll	10/15/2020
2020	101	FV	251,200	500	1.	438,600	690,300	690,300	Year End Roll	9/26/2019
2019	101	FV	244,400	500	1.	424,100	669,000	669,000	Create Final value 2019	6/4/2019
2018	101	FV	244,400	500	1.	424,100	669,000	669,000	Year End Roll	9/28/2017
2017	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	9/29/2016
2016	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	1/14/2016
2015	101	FV	226,800	500	1.	348,800	576,100	576,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPO,CHRISTINE	70056-446		10/11/2017	CONVENIENC	10	No	No			
GROSS,THOMAS AO	67823-79		8/16/2016		775,205	No	No			
	7383-473		1/19/1949		16,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/2022	R-22-0111	ROOF	15,000	C				Strip & re-roof dw
1/6/2022	R-22-0005	BATH	16,560	O	3/30/2022			Remodel small bath
7/12/2018	7131	KITCHEN	50,200	C	11/5/2018			Remodel the kitche
3/29/2002	2454	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

