

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL TR RONALD L
Owner 2:	MACNEIL TR JAZIMINA
Owner 3:	MACNEIL TR NOAH
Street 1:	247 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACNEIL - RONALD L
Owner 2:	MACNEIL - WENDY SNYDER
Street 1:	247 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		39203.2		SQUARE FE	PRIME SITE		0	8.	1.728	R2									542,088						542,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	198,600	400	0.900	542,100	741,100
Total Card	198,600	400	0.900	542,100	741,100
Total Parcel	198,600	400	0.900	542,100	741,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		397.03	/Parcel: 397.03

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

GIS Ref
GIS Ref
Insp Date
11/27/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	170,600	600	.9	491,300	662,500	662,500	Year End Roll	10/19/2021
2021	101	FV	158,700	600	.9	423,500	582,800	582,800	Year End Roll	10/15/2020
2020	101	FV	139,500	600	.9	430,300	570,400	570,400	Year End Roll	9/26/2019
2019	101	FV	135,000	600	.9	416,100	551,700	551,700	Create Final value 2019	6/4/2019
2018	101	FV	135,000	600	.9	416,100	551,700	551,700	Year End Roll	9/28/2017
2017	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	9/29/2016
2016	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	1/14/2016
2015	101	FV	126,100	600	.9	342,200	468,900	468,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACNEIL, RONALD	80774-339		9/29/2022	CONVENIENC	10	No	No			
MORRIS ROBERT E	12573-88		12/28/1973		42,000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/18/22	16:10:46

LAST REV

Date	Time
10/03/22	13:40:51

USER DEFINED

Prior Id # 1:	101 31 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/17/2012	5197	SOLAR PA	12,892	C				install roof mount
9/24/2008	4056	MANUAL		C				wood burning stove

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPCTD	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

