



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
254		CONCORD RD, LINCOLN
Unit #:		
Owner 1: RIGOTTI NANCY A		
Owner 2: ROWIN STANLEY L		
Owner 3:		
Street 1: 254 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5118	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	747,800		1.080	560,900	1,308,700
Total Card 747,800 1.080 560,900 1,308,700					
Total Parcel 747,800 1.080 560,900 1,308,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 400.46		/Parcel: 400.46	

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

Insp Date	10/25/18
-----------	----------

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	696,400	0	1.08	508,300	1,204,700	1,204,700	Year End Roll	10/19/2021
2021	101	FV	651,800	0	1.08	438,200	1,090,000	1,090,000	Year End Roll	10/15/2020
2020	101	FV	646,200	0	1.08	445,200	1,091,400	1,091,400	Year End Roll	9/26/2019
2019	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Create Final value 2019	6/4/2019
2018	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Year End Roll	9/28/2017
2017	101	FV	570,000	0	1.08	417,900	987,900	987,900	Year End Roll	9/29/2016
2016	101	FV	548,400	0	1.08	417,900	966,300	966,300	Year End Roll	1/14/2016
2015	101	FV	543,200	0	1.08	354,100	897,300	897,300	Year End	10/2/2014

Parcel ID 177 52 0

PRINT	Date	Time
	10/18/22	16:54:18
LAST REV	Date	Time
	10/25/18	14:01:55
	apro	
	370	

**USER DEFINED**

Prior Id # 1:	115 1 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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORTON, PETER W	24712-512		7/19/1994		315,000	No	No			
MORTON JUDY	19902-230		6/27/1989	FAMILY		No	No			

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/17/2012	5199	SOLAR PA	11,000	C				install roof mount
10/29/2007	3808	NEW HOME	494,000	C	5/8/2008			new house
10/16/2007	3793	DEMOLITI		C	4/22/2009			DEMOLISH HOUSE

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
5/8/2008	CERT OF OCC	10	MARK R
4/29/2006	MEAS+INSPCTD	615	
1/13/1996	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		47045		SQUARE FE	PRIME SITE		0	8.	1.490	R2									560,908						560,900	

Total AC/HA:	1.08000	Total SF/SM:	47044.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	560,908	SpI Credit	Total:	560,900
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

