177	53	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	697,100
Map	Lot	Sublot	Building	Unit	CARD	!381!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	NADOLSKI THOMAS
Owner 2:	
Owner 3:	
Street 1:	258 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NADOLSKI - ROSEMARY
Owner 2:	NADOLSKI - THOMAS
Street 1:	258 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	150,200	600	0.940	546,300	697,100
Total Card	150,200	600	0.940	546,300	697,100
Total Parcel	150,200	600	0.940	546,300	697,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.90 | /Parcel: 555.90

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 04/03/18

PREVIOUS ASSESSMENT

Parcel ID: 177 53 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	132,000	800	.94	495,100	627,900	627,900	Year End Roll	10/19/2021
2021	101	FV	120,400	800	.94	426,800	548,000	548,000	Year End Roll	10/15/2020
2020	101	FV	119,200	800	.94	433,600	553,600	553,600	Year End Roll	9/26/2019
2019	101	FV	107,600	800	.94	419,300	527,700	527,700	Create Final value 2019	6/4/2019
2018	101	FV	112,400	800	.94	419,300	532,500	532,500	Year End Roll	9/28/2017
2017	101	FV	111,200	800	.94	407,000	519,000	519,000	Year End Roll	9/29/2016
2016	101	FV	110,000	800	.94	407,000	517,800	517,800	Year End Roll	1/14/2016
2015	101	FV	107,700	800	.94	344,800	453,300	453,300	Year End	10/2/2014

PRINT

Date	Time
10/18/22	16:55:53

LAST REV

Date	Time
04/01/19	13:08:51
blakeley	
381	

USER DEFINED

Prior Id # 1:	115 2 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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NADOLSKI,ROSEMA	72368-556		3/25/2019	FAMILY	10	No	No			
FICHERA CATHERI	27315-002		5/22/1997		310,000	No	No			
BLANCHARD, EILE	25280-12		4/11/1995	OTHER	221,000	No	No			SELLER PAID TITLE 5
BLANCHARD CAROL	19889-80		6/20/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2007	3699	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/27/1995	MEAS+INSPCTD	606	
7/8/1995	INFO AT DOOR	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	8.	1.668	R2									546,270						546,300	

Total AC/HA:	0.93999	Total SF/SM:	40945.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	546,270	Spl Credit		Total:	546,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	1.22846889
Const Adj.:	1.00979996
Adj $ / SQ:	146.380
Other Features:	32000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	231031
Depreciation:	80861
Depreciated Total:	150170

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

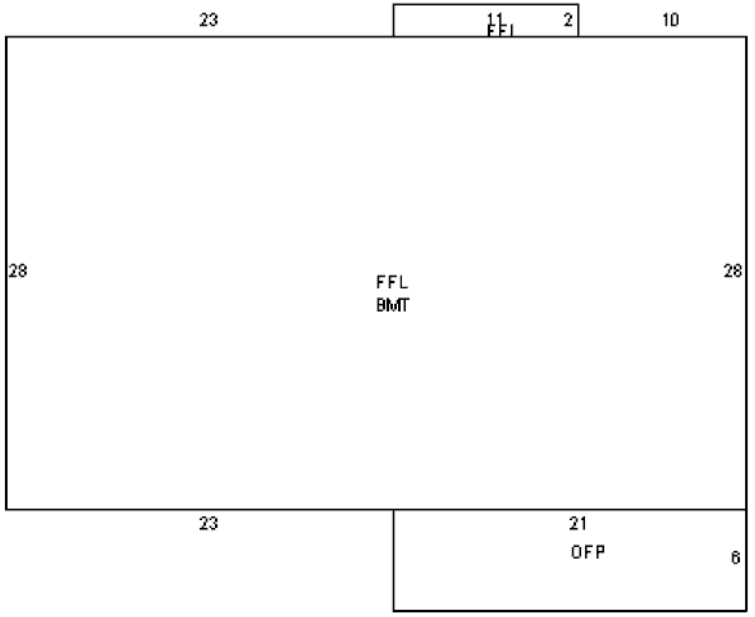
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 543890.2834

Juris. Factor:		Before Depr:	128.81
Special Features:	0	Val/Su Net:	57.50
Final Total:	150200	Val/Su SzAd	119.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,254	146.380	183,560
BMT	BASEMENT	1,232	36.590	45,085
OFP	OPEN PORCH	126	15.000	1,890

Net Sketched Area:	2,612			Total:	230,535
Size Ad	1254	Gross Area	2612	FinArea	1254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

177 53 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8x10	A	AV	2002	15.00	T	50	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600