



PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		CONCORD RD, LINCOLN
Unit #:		
Owner 1: HENDRICKSON TR ROBERT A		
Owner 2: HENDRICKSON TR RUTH A		
Owner 3: ROBERT HEND TR/RUTH A HEND TR		
Street 1: 253 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5119	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	219,600	7,000	1.200	573,500	800,100
Total Card 219,600 7,000 1.200 573,500 800,100					
Total Parcel 219,600 7,000 1.200 573,500 800,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 426.95		/Parcel: 426.95	

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

Insp Date	07/19/10
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OWNERSHIP

Owner 1: HENDRICKSON - ROBERT A
Owner 2: HENDRICKSON - RUTH A
Street 1: 253 CONCORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-5119 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	199,600	8600	1.2	519,700	727,900	727,900	Year End Roll	10/19/2021
2021	101	FV	190,500	8600	1.2	448,000	647,100	647,100	Year End Roll	10/15/2020
2020	101	FV	188,900	8600	1.2	455,200	652,700	652,700	Year End Roll	9/26/2019
2019	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Create Final value 2019	6/4/2019
2018	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Year End Roll	9/28/2017
2017	101	FV	174,600	8600	1.2	427,200	610,400	610,400	Year End Roll	9/29/2016
2016	101	FV	171,500	8600	1.2	427,200	607,300	607,300	Year End Roll	1/14/2016
2015	101	FV	169,900	8600	1.2	362,000	540,500	540,500	Year End	10/2/2014

PRINT

Date	Time
10/18/22	16:59:47

LAST REV

Date	Time
11/15/17	13:22:43

blakeley
407

USER DEFINED

Prior Id # 1:	116 16 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 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HENDRICKSON,ROB	700036-379		10/5/2017	CONVENIENC		1	No	No		
SNELLING DOROTH	11364-143		7/19/1967		25,000	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2010	4467	RENO-GAR	50,000	C	6/30/2011			remove gar and bui
4/13/2007	3649	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

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

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52272		SQUARE FE	PRIME SITE		0	8.	1.371	R2									573,453						573,500	

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	573,453	SpI Credit	Total:	573,500
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