



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHABOT JEFFREY R
Owner 2:	ROTJAN RANDI D
Owner 3:	
Street 1:	267 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRADEN TR - JOHN L
Owner 2:	CRUZEN TR - JULIANNE M
Street 1:	5345 COBAL CT
Twn/City:	CAPE CORAL
St/Prov:	FL Cntry
Postal:	33904

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	691,500		1.840	640,100	1,331,600
Total Card	691,500		1.840	640,100	1,331,600
Total Parcel	691,500		1.840	640,100	1,331,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		382.75	/Parcel: 382.75

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/08/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	611,000	0	1.84	580,100	1,191,100	1,191,100	Year End Roll	10/19/2021
2021	101	FV	553,200	0	1.84	500,100	1,053,300	1,053,300	Year End Roll	10/15/2020
2020	101	FV	538,900	0	1.84	508,100	1,047,000	1,047,000	Year End Roll	9/26/2019
2019	101	FV	500,400	0	1.84	491,300	991,700	991,700	Create Final value 2019	6/4/2019
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016
2015	101	FV	466,600	0	1.84	404,100	870,700	870,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADEN TR,JOHN	73343-199		9/25/2019		1,098,000	No	No			
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No			
DENORMANDIE PHI	15688-436		7/18/1984		55,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2022	R-22-0107	MANUAL	15,121	O				Add two new skylig
5/16/2022	W-22-0004	WOOD STO	5,500	O				Install a wood sto
4/13/2021	R-21-0064	MANUAL	6,000	C				Air seal & insulat
4/25/2018	7042	BATH	7,000	C	9/6/2019			Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/4/2005	M&L COMPLETE	615	
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

