

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEIRS OF WATSON TYLER
Owner 2:	C/O BEVERLY WHITE
Owner 3:	C F DIXON
Street 1:	98 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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		21344.399		SQUARE FE	PRIME SITE		0	8.	2.924	R2									499,227						499,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	162,900		0.490	499,200	662,100
Total Card		162,900	0.490	499,200	662,100
Total Parcel		162,900	0.490	499,200	662,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 501.59		/Parcel: 501.59	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	02/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	143,900	0	.49	452,400	596,300	596,300	Year End Roll	10/19/2021
2021	101	FV	129,600	0	.49	390,000	519,600	519,600	Year End Roll	10/15/2020
2020	101	FV	120,100	0	.49	396,300	516,400	516,400	Year End Roll	9/26/2019
2019	101	FV	122,500	0	.49	383,200	505,700	505,700	Create Final value 2019	6/4/2019
2018	101	FV	122,500	0	.49	383,200	505,700	505,700	Year End Roll	9/28/2017
2017	101	FV	85,700	400	.49	371,900	458,000	458,000	Year End Roll	9/29/2016
2016	101	FV	83,900	400	.49	371,900	456,200	456,200	Year End Roll	1/14/2016
2015	101	FV	80,400	400	.49	315,100	395,900	395,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2021	R-21-0092	WINDOWS	3,302	C				Replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/22/1996	MEAS+INSPCTD	606	

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

USER DEFINED

Prior Id # 1:	57 7 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:	

PRINT

Date	Time
10/18/22	19:57:15

LAST REV

Date	Time
09/21/21	13:59:40
blakeley	
1560	

