

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIMBEL TR KATHERINE J
Owner 2:	
Owner 3:	KATHERINE GIMBEL REVOC TRUST
Street 1:	167 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4115 Type:

PREVIOUS OWNER

Owner 1:	GIMBEL - KATHERINE J
Owner 2:	-
Street 1:	167 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4115

NARRATIVE DESCRIPTION

This Parcel contains 2.497 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1880, Having Primarily ASPHALT Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infru	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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.66		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									3,960						4,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	355,500	200	2.497	704,000	1,059,700
Total Card	355,500	200	2.497	704,000	1,059,700
Total Parcel	355,500	200	2.497	704,000	1,059,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		411.93	/Parcel: 411.93

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	302,200	400	2.497	636,800	939,400	939,400	Year End Roll	10/19/2021
2021	101	FV	262,400	400	2.497	564,000	826,800	826,800	Year End Roll	10/15/2020
2020	101	FV	266,400	400	2.497	512,000	778,800	778,800	Year End Roll	9/26/2019
2019	101	FV	258,400	400	2.497	495,200	754,000	754,000	Create Final value 2019	6/4/2019
2018	101	FV	258,400	400	2.497	495,200	754,000	754,000	Year End Roll	9/28/2017
2017	101	FV	256,400	400	2.497	480,800	737,600	737,600	Year End Roll	9/29/2016
2016	101	FV	254,400	400	2.497	480,800	735,600	735,600	Year End Roll	1/14/2016
2015	101	FV	240,600	400	2.497	408,000	649,000	649,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIMBEL, KATHERIN	68778-71		1/19/2017	CONVENIENC		1	No	No		
JAMES MOSS	19589-199		1/11/1989	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/6/2020	R-20-0169	RENO-ADD	150,000	C	5/24/2021			Construct addition
6/8/2005	3201	RENOVATI	47,400	C	4/22/2006			kitchen
7/10/1996	1000-96	MANUAL	5,900	C	5/24/1997			RE ROOF
10/14/1994	595-94	ADDITION		C	8/25/1995			
6/21/1994	502-94	RENOVATI	6,500	C	8/25/1995			
4/12/1994	447	MANUAL	1,500	C	8/25/1995			COOP
4/13/1993	213	RENOVATI	1,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	QUESTIONNAIR	624	W Coelho
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

