



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: FEINBERG JONATHAN  
 Owner 2: MCVETY KATHERINE M  
 Owner 3: \_\_\_\_\_  
 Street 1: 217 CONCORD RD  
 Street 2: \_\_\_\_\_  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: Pearmain Tr - Claire Anne  
 Owner 2: -  
 Street 1: PO Box 281  
 Twn/City: Lincoln  
 St/Prov: MA Cntry  
 Postal: 01773-0281

**NARRATIVE DESCRIPTION**

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		64904		SQUARE FE	PRIME SITE		0	10.5	1.163	R5									792,448						792,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	346,200	3,200	1.490	792,400	1,141,800
Total Card	346,200	3,200	1.490	792,400	1,141,800
Total Parcel	346,200	3,200	1.490	792,400	1,141,800
Source: Market Adj Cost	Total Value per SQ unit /Card: 511.79		/Parcel: 511.79		

**Legal Description**

Entered Lot Size  
 Total Land:  
 Land Unit Type:

**User Acct**  
0

**GIS Ref**

**GIS Ref**

**Insp Date**  
05/03/17

**PREVIOUS ASSESSMENT**

Parcel ID 173 58 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,600	2200	1.49	724,500	1,033,300	1,033,300	Year End Roll	10/19/2021
2021	101	FV	299,200	2200	1.49	754,700	1,056,100	1,056,100	Year End Roll	10/15/2020
2020	101	FV	294,700	2200	1.49	754,700	1,051,600	1,051,600	Year End Roll	9/26/2019
2019	101	FV	290,100	2200	1.49	751,700	1,044,000	1,044,000	Create Final value 2019	6/4/2019
2018	101	FV	290,100	2200	1.49	751,700	1,044,000	1,044,000	Year End Roll	9/28/2017
2017	101	FV	286,500	800	1.49	751,700	1,039,000	1,039,000	Year End Roll	9/29/2016
2016	101	FV	284,200	800	1.49	702,600	987,600	987,600	Year End Roll	1/14/2016
2015	101	FV	277,300	800	1.49	650,600	928,700	928,700	Year End	10/2/2014

**SALES INFORMATION**

**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Pearmain Tr,Cla	59311-293		6/18/2012	MULTI-PARCEL	788,500	No	No			
PEARMAIN CLAIRE	34910-601		2/27/2002	CONVENIENC	99	No	No			
PEARMAIN, WILLI	25152-140		1/30/1995	CONVENIENC		No	No			
BURTON PRISCILL	13204-283		6/6/1977		94,000	No	No			

**PAT ACCT.**

blakeley  
2455

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2021	R-21-0038	RENO-ADD	177,775	O				Extend existing on
10/9/2018	7226	MANUAL	1,995	C				Repair leak near w
4/30/2013	5389	MANUAL	18,640	C				replair balconies
10/25/2012	5204	WOOD STO		C				install wood burni
6/20/2012	5078	WINDOWS	24,995	C				remove & replace 3
6/19/2012	5077	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

