

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEAHAN MICHAEL C
Owner 2:	RICE-SHEAHAN DIANA
Owner 3:	
Street 1:	219 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSS - JEFFREY D
Owner 2:	-
Street 1:	219 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688.80078		SQUARE FE	PRIME SITE		0	8.	1.612	R2									550,453						550,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	305,200	8,100	0.980	550,500	863,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.31						/Parcel: 409.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,100	10100	.98	498,800	764,000	764,000	Year End Roll	10/19/2021
2021	101	FV	234,800	10100	.98	430,000	674,900	674,900	Year End Roll	10/15/2020
2020	101	FV	225,900	10100	.98	436,900	672,900	672,900	Year End Roll	9/26/2019
2019	101	FV	223,900	10100	.98	422,500	656,500	656,500	Create Final value 2019	6/4/2019
2018	101	FV	223,900	10100	.98	422,500	656,500	656,500	Year End Roll	9/28/2017
2017	101	FV	219,800	10100	.98	410,100	640,000	640,000	Year End Roll	9/29/2016
2016	101	FV	217,800	10100	.98	410,100	638,000	638,000	Year End Roll	1/14/2016
2015	101	FV	211,800	10100	.98	347,500	569,400	569,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOSS,JEFFREY D	64960-418		2/25/2015		645,000	No	No			
Gable,Bruce Ken	60204-302		10/9/2012	OTHER	385,000	No	No			short sale 10/9/2012
Gable,Bruce Ken	1424-107		10/9/2012	SUBSEQUENT S	385,000	No	No			
GABLE, BRUCE KE	26830-467		11/18/1996	CONVENIENC	1	No	No			
MCINNIS DONALD	13673-637		4/18/1979		119,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2019	R-19-0127	RENO-ADD	136,000	C	12/23/2019			New mudroom; new d
12/27/2012	5288	MANUAL	5,700	C				sheet metal work f
11/5/2012	5221	RENOVATI	1,920	C				in-fill living roo
8/6/2012	5121	RENOVATI	10,000	C	6/10/2013			reno 2 bths & kit

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	Cnfmdbldgdpt	624	W Coelho
3/1/2016	SALES INSP	618	G BOURGAULT
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
1/24/1996	MEAS/EXT INS	606	
9/11/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals						RMs:	6	BRs:	3	Baths:	2	HB

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	C-	- AVG. (-)	
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

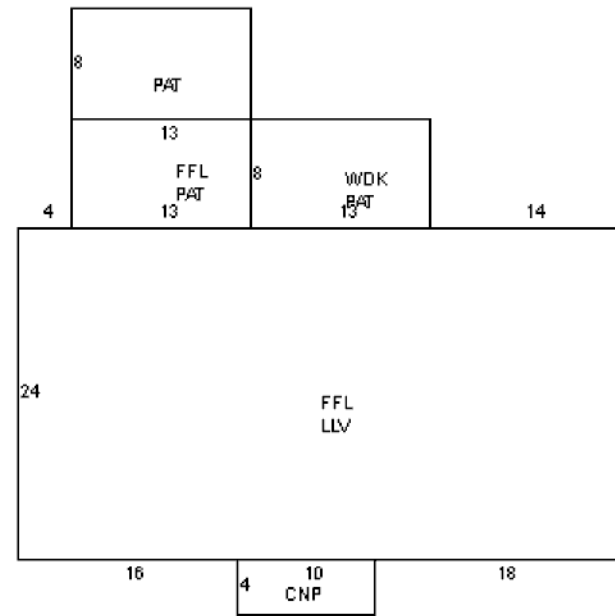
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

**SKETCH****INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	24.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.%

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	1.26724136
Const Adj.:	1.00999999
Adj \$ / SQ:	161.269
Other Features:	60989
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	401560
Depreciation:	96374
Depreciated Total:	305186

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				42000.00000
Juris. Factor:			Before Depr:	141.92
Special Features:	0		Val/Su Net:	114.22
Final Total:	305200		Val/Su SzAd:	263.10

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,160	161.270	187,072	
LLV	LOWR LEVEL	1,056	189.490	200,103	
PAT	PATIO	312	14.000	4,368	
WDK	WOOD DECK	104	27.950	2,907	
CNP	CANOPY	40	22.000	880	
Net Sketched Area:		2,672	Total:	395,330	
Size Ad	1160	Gross Area	2672	FinArea	2110

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	528	A	AV	1976	36.00	T	60	101			7,600			7,600
2	SHED/FR	D	Y	1	8x14	A	AV	1976	15.00	T	70	101			500			500

**PARCEL ID**

173 57 0

**IMAGE**

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	8,100	Total Special Features:		Total:	8,100
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