



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 239 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | LINCOLN TBC LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 1466 COMMONWEALTH AVE |
| Street 2: | |
| Twn/City: | NEWTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02465 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | RULAND SANDRA F - |
| Owner 2: | - |
| Street 1: | 1 FARRAR RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as CHLD CR with a(n) RANCH Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 11 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 140 | CHLD CR | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.5 | 1.000 | R2 | | | | | | | | | 680,000 | | | | | | 680,000 | |
| 140 | CHLD CR | | 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 | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 140 | 1,467,100 | 3,500 | 1.840 | 680,100 | 2,150,700 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 231.33 | | | | | | /Parcel: 231.33 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 140 | FV | 1,340,100 | 3500 | 1.84 | 640,100 | 1,983,700 | 1,983,700 | Year end | 11/3/2022 |
| 2022 | 140 | FV | 1,121,900 | 4300 | 1.84 | 580,100 | 1,706,300 | 1,706,300 | Year End Roll | 10/19/2021 |
| 2021 | 140 | FV | 990,100 | 4300 | 1.84 | 500,100 | 1,494,500 | 1,494,500 | Year End Roll | 10/15/2020 |
| 2020 | 140 | FV | 980,600 | 4300 | 1.84 | 508,100 | 1,493,000 | 1,493,000 | Year End Roll | 9/26/2019 |
| 2019 | 352 | FV | 964,700 | 4300 | 1.84 | 491,300 | 1,460,300 | 1,460,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 352 | FV | 964,700 | 4300 | 1.84 | 491,300 | 1,460,300 | 1,460,300 | Year End Roll | 9/28/2017 |
| 2017 | 352 | FV | 954,400 | 4300 | 1.84 | 476,900 | 1,435,600 | 1,435,600 | Year End Roll | 9/29/2016 |
| 2016 | 352 | FV | 926,400 | 4300 | 1.84 | 476,900 | 1,407,600 | 1,407,600 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| RULAND SANDRA F | 56995-250 | | 6/16/2011 | | 1,007,000 | No | No | | | |
| SMITH, CONVERSE | 26741-440 | | 10/11/1996 | | 397,500 | No | No | | | |
| SMITH CONVERSE/ | 24296-189 | | 2/24/1994 | FAMILY | | 1 | No | No | | |
| | 11650-85 | | 3/19/1969 | | 15,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 7/19/2022 | C-22-0019 | SOLAR PA | 83,766 | C | 8/16/2022 | | | Install 67 roof-mo |
| 2/20/2013 | 5329 | MANUAL | 21,000 | C | | | | sheet metal instal |
| 2/12/2013 | 5324 | DEMOLITI | 1,000 | C | | | | demo & removal of |
| 1/25/2013 | 5303 | RENOVATI | 870,109 | C | 8/29/2013 | | | convert structure |
| 9/23/2002 | 2589 | RENO-ADD | 250,000 | C | 5/14/2005 | | | 6/18 25% 5/15 90% |
| 5/14/1998 | 1417 | FINISH B | 3,000 | C | 6/16/1998 | | | 1/2 ONLY 6/16/98 1 |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|---------------|-----|-----------|
| 4/11/2019 | CHG FM OTHER | 621 | N Cramer |
| 5/6/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/10/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/14/2005 | MEAS+INSPECTD | 615 | |
| 5/15/2004 | MEAS+INSPECTD | 615 | |
| 6/18/2003 | MEAS+INSPECTD | 615 | |
| 6/16/1998 | MEAS/EXT INS | 602 | |
| 1/13/1996 | MEAS+INSPECTD | 606 | |
| 7/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

