



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BALES KELLY R
Owner 2:	KINGSTON ANNE E
Owner 3:	
Street 1:	233 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	233 CONCORD ROAD LLC -
Owner 2:	-
Street 1:	236 BEDFORD STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.971 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2019, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.134		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,020						4,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,258,800		1.971	764,000	2,022,800		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			403.43		/Parcel:	403.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,250,600	0	1.971	704,000	1,954,600	1,954,600	Year end	11/3/2022
2022	101	FV	1,132,700	0	1.971	636,800	1,769,500	1,769,500	Year End Roll	10/19/2021
2021	101	FV	1,066,200	0	1.971	564,000	1,630,200	1,630,200	Year End Roll	10/15/2020
2020	101	FV	11,000	3400	1.971	564,000	578,400	578,400	Year End Roll	9/26/2019
2019	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Create Final value 2019	6/4/2019
2018	342	FV	400,400	3400	1.971	364,000	767,800	767,800	Year End Roll	9/28/2017
2017	342	FV	382,300	3400	1.971	354,000	739,700	739,700	Year End Roll	9/29/2016
2016	342	FV	373,300	3400	1.971	348,000	724,700	724,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
233 CONCORD ROA	73954-338		1/7/2020		2,145,000	No	No			
WEIGEL TR,LYNN	71329-231		7/17/2018	CHD>SALE	662,500	No	No			
WEIGEL, LYNN B.	26479-405		7/9/1996	CONVENIENC	10	No	No			
HUNTER W BRUCE	19156-81		6/29/1988		175,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/10/2021	R-21-0023	BATH	24,500	C	4/15/2021			Complete finish wo
12/17/2018	7284	NEW HOME	540,000	C	12/16/2019			New single family
12/5/2018	7277	DEMOLITI	15,000	C				Demolish existing
3/24/1995	680-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
9/3/2020	CnfmdBldgDpt	624	W Coelho
8/12/2019	PERMIT VISIT	623	M Larson
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

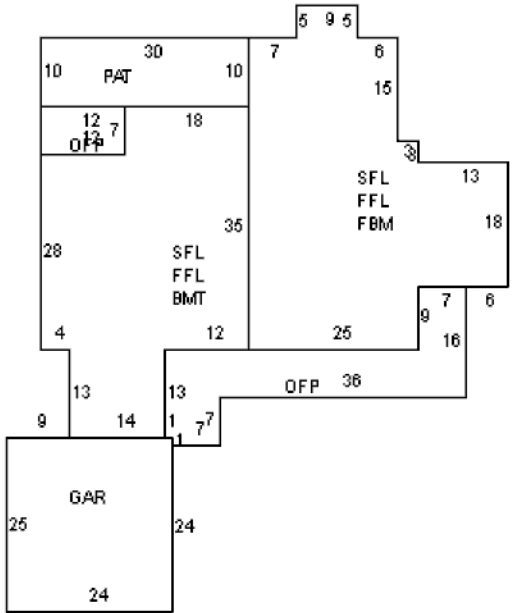
BATH FEATURES

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

COMMENTS

INCL 101-1-1 (.14AC) MEDICAL OFFICES inc 101-7-1.

SKETCH



GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs:	BRs: Baths: 4 HB: 1

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	0.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		0.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	0.86966491
Const Adj.:	1.00979996
Adj \$ / SQ:	104.504
Other Features:	141755
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1268947
Depreciation:	10152
Depreciated Total:	1258795

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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	

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,507	104.500	261,992	
SFL	2ND FLOOR	2,507	104.500	261,992	
FMB	FIN BMT	1,359	47.030	63,910	
BMT	BASEMENT	1,148	26.130	29,993	
GAR	GARAGE	600	36.000	21,600	
OFF	OPEN PORCH	510	15.000	7,650	
PAT	PATIO	300	14.000	4,200	
Net Sketched Area:		8,931	Total:	651,337	
Size Ad	5014	Gross Area	8931	FinArea	5014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

