



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CAMPO TR CHRISTINE M
Owner 2:	
Owner 3:	CHRISTINE M CAMPO REVOC TRUST
Street 1:	230 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	CAMPO - CHRISTINE M
Owner 2:	-
Street 1:	230 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	8.5	1.586	R2									587,078						587,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	389,100	400	1.000	587,100	976,600
Total Card	389,100	400	1.000	587,100	976,600
Total Parcel	389,100	400	1.000	587,100	976,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		302.03	/Parcel: 302.03

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
11/27/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	341,100	400	1.	552,500	894,000	894,000	Year end	11/3/2022
2022	101	FV	301,700	500	1.	500,700	802,900	802,900	Year End Roll	10/19/2021
2021	101	FV	289,000	500	1.	431,700	721,200	721,200	Year End Roll	10/15/2020
2020	101	FV	251,200	500	1.	438,600	690,300	690,300	Year End Roll	9/26/2019
2019	101	FV	244,400	500	1.	424,100	669,000	669,000	Create Final value 2019	6/4/2019
2018	101	FV	244,400	500	1.	424,100	669,000	669,000	Year End Roll	9/28/2017
2017	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	9/29/2016
2016	101	FV	235,600	500	1.	411,600	647,700	647,700	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPO,CHRISTINE	70056-446		10/11/2017	CONVENIENC	10	No	No			
GROSS,THOMAS AO	67823-79		8/16/2016		775,205	No	No			
	7383-473		1/19/1949		16,000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2022	R-22-0162	SOLAR PA	36,500	C	9/26/2022			Install a roof-mou
5/26/2022	R-22-0111	ROOF	15,000	C				Strip & re-roof dw
1/6/2022	R-22-0005	BATH	16,560	O	3/30/2022			Remodel small bath
7/12/2018	7131	KITCHEN	50,200	C	11/5/2018			Remodel the kitche
3/29/2002	2454	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

