



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ALDEN TR GAIL
Owner 2:	GAIL ALDEN TRUST
Owner 3:	
Street 1:	240 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ALDEN - GAIL CYNTHIA
Owner 2:	-
Street 1:	240 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39639.6		SQUARE FE	PRIME SITE		0	8.5	1.713	R2									577,081						577,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	400,600	1,400	0.910	577,100	979,100		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 377.30			/Parcel: 377.30	Insp Date
						Land Unit Type:	06/10/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	346,900	1400	.91	543,100	891,400	891,400	Year end	11/3/2022
2022	101	FV	300,400	2400	.91	492,200	795,000	795,000	Year End Roll	10/19/2021
2021	101	FV	291,600	2400	.91	424,300	718,300	718,300	Year End Roll	10/15/2020
2020	101	FV	286,800	2400	.91	431,100	720,300	720,300	Year End Roll	9/26/2019
2019	101	FV	282,200	2400	.91	416,900	701,500	701,500	Create Final value 2019	6/4/2019
2018	101	FV	282,200	2400	.91	416,900	701,500	701,500	Year End Roll	9/28/2017
2017	101	FV	277,500	2400	.91	404,600	684,500	684,500	Year End Roll	9/29/2016
2016	101	FV	275,100	2400	.91	404,600	682,100	682,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALDEN,GAIL CYNT	72320-237		3/12/2019	FAMILY		1	No	No		
ALDEN TR,GAIL C	72302-111		3/6/2019	FAMILY		1	No	No		
ALDEN,GAIL C	65205-67		4/13/2015	CONVENIENC		100	No	No		
ALDEN,DONALD F	64730-560		12/30/2014	FAMILY		1	No	No		
ALDEN DONALD F,	49959-477		8/17/2007	FAMILY		1	No	No		
SICHEL ENID,	28316-180		3/17/1998		405,350	No	No			
FRASER DONALD C	13895-257		2/4/1980		124,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/8/2022	R-22-0217	ROOF	34,284	C	3/22/2023			Re-roof dwelling
10/12/2017	6880	GAR-STUD	120,000	O	5/16/2018			Construct unheated
2/16/2016	6345	MANUAL	8,000	C				Sheet metal work t
3/21/2013	5347	MANUAL	100	C				sheet metal work f
2/6/2013	5320	RENOVATI	8,000	C	6/10/2013			bath remodel
11/7/2005	3309	RENOVATI	15,000	C				reno gar io office
3/24/2003	2659	RENOVATI	19,417	C	6/17/2003			kitchen 6/17 75%
12/2/1993	399	ROOF		C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPECTD	50	
6/17/2003	MEAS+INSPECTD	615	
4/8/1999	MEAS+INSPECTD	600	
5/31/1996	MEAS+INSPECTD	606	
12/27/1995	MEAS+INSPECTD	606	
12/22/1993	PERMIT VISIT	600	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

