

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL TR RONALD L
Owner 2:	MACNEIL TR JAZIMINA
Owner 3:	MACNEIL TR NOAH
Street 1:	247 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACNEIL - RONALD L
Owner 2:	MACNEIL - WENDY SNYDER
Street 1:	247 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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		39203.2		SQUARE FE	PRIME SITE		0	8.5	1.728	R2									575,968						576,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	230,700	400	0.900	576,000	807,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 432.39						/Parcel: 432.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	198,600	400	.9	542,100	741,100	741,100	Year end	11/3/2022
2022	101	FV	170,600	600	.9	491,300	662,500	662,500	Year End Roll	10/19/2021
2021	101	FV	158,700	600	.9	423,500	582,800	582,800	Year End Roll	10/15/2020
2020	101	FV	139,500	600	.9	430,300	570,400	570,400	Year End Roll	9/26/2019
2019	101	FV	135,000	600	.9	416,100	551,700	551,700	Create Final value 2019	6/4/2019
2018	101	FV	135,000	600	.9	416,100	551,700	551,700	Year End Roll	9/28/2017
2017	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	9/29/2016
2016	101	FV	132,100	600	.9	403,900	536,600	536,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACNEIL, RONALD	80774-339		9/29/2022	CONVENIENC	10	No	No			
MORRIS ROBERT E	12573-88		12/28/1973		42,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5197	SOLAR PA	12,892	C				install roof mount
9/24/2008	4056	MANUAL		C				wood burning stove

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPECTD	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1935 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
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: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	1.08764768
Const Adj.:	1.01999998
Adj \$ / SQ:	161.972
Other Features:	27000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	354975
Depreciation:	124241
Depreciated Total:	230734

REMODELING

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

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	RM:	7	BR:	3	Baths:	1	HB:					

REMODELING

RES BREAKDOWN

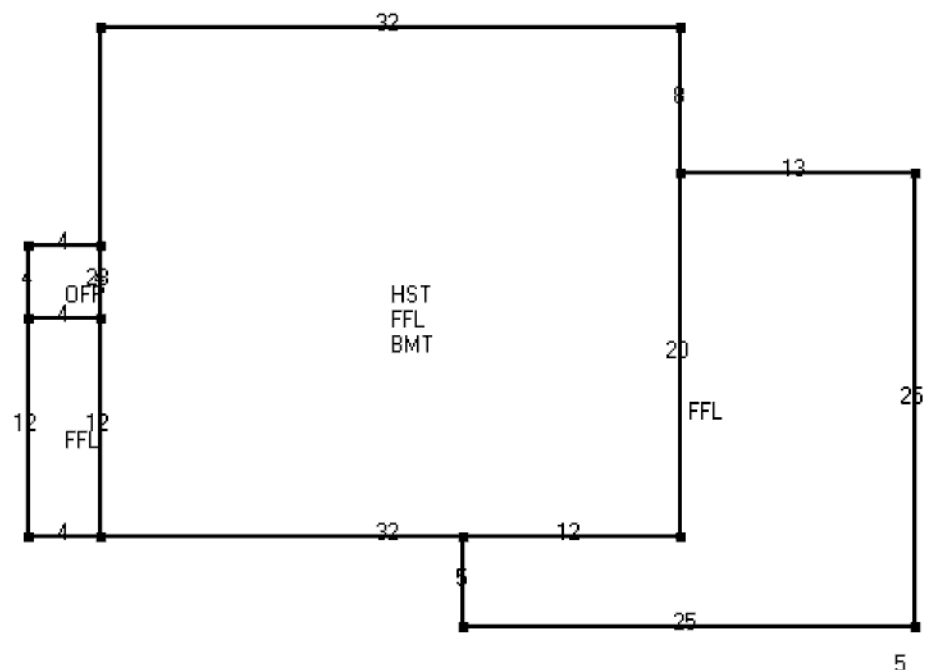
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	486886.9387
Juris. Factor:		Before Depr:		161.97
Special Features:	0	Val/Su Net:		85.79
Final Total:	230700	Val/Su SzAd:		129.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,329	161.970	215,261	
BMT	BASEMENT	896	44.540	39,910	
HST	HALF STORY	448	161.970	72,564	
OPF	OPEN PORCH	16	15.000	240	
Net Sketched Area:		2,689	Total:	327,975	
Size Ad	1777	Gross Area	3137	FinArea	1867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0

IMAGE

AssessPro Patriot Properties, Inc



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
2	SHED/FR		D	Y	2	6X8	A	AV	1984	15.00	T	70	101		400			400

More: N Total Yard Items: 400 Total Special Features: Total: 400