



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GAGNE JOSEPH W
Owner 2:	BEEBEE SUSAN W
Owner 3:	
Street 1:	264 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

**PREVIOUS OWNER**

Owner 1:	NEWTON GEORGE C JR -
Owner 2:	NEWTON SUZANNE R -
Street 1:	264 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5121

**NARRATIVE DESCRIPTION**

This Parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, 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 Infl	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	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.873		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									26,190						26,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	368,100		2.710	706,200	1,074,300	2321
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 422.29						/Parcel: 478.34

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	508,200	0	2.71	666,200	1,174,400	1,174,400	Year end	11/3/2022
2022	101	FV	473,600	0	2.71	606,200	1,079,800	1,079,800	Year End Roll	10/19/2021
2021	101	FV	460,500	0	2.71	526,200	986,700	986,700	Year End Roll	10/15/2020
2020	101	FV	457,900	0	2.71	534,200	992,100	992,100	Year End Roll	9/26/2019
2019	101	FV	433,900	0	2.71	517,400	951,300	951,300	Create Final value 2019	6/4/2019
2018	101	FV	433,900	0	2.71	517,400	951,300	951,300	Year End Roll	9/28/2017
2017	101	FV	425,100	0	2.71	503,000	928,100	928,100	Year End Roll	9/29/2016
2016	101	FV	418,200	0	2.71	503,000	921,200	921,200	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWTON GEORGE C	30438-092		7/13/1999		596,300	No	No			
NEWTON GEORGE C	12862-683		9/9/1975	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2012	5232	SOLAR PA	22,200	C				install roof mount
11/8/2001	2393	BARN	25,000	C	5/6/2014			7/6 50% 5/10/03 50

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	VISITED	100	
5/25/2007	MEAS/EXT INS	100	
6/13/2006	MEAS/EXT INS	50	

Sign: VERIFICATION OF VISIT NOT DATA

