



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
253		CONCORD RD, LINCOLN
Unit #:		
Owner 1: HENDRICKSON TR ROBERT A		
Owner 2: HENDRICKSON TR RUTH A		
Owner 3: ROBERT HEND TR/RUTH A HEND TR		
Street 1: 253 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5119	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	221,200	7,000	1.200	609,300	837,500
Total Card 221,200 7,000 1.200 609,300 837,500					
Total Parcel 221,200 7,000 1.200 609,300 837,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 446.91		/Parcel: 446.91	

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

Insp Date	07/19/10
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**OWNERSHIP**

Owner 1:	HENDRICKSON - ROBERT A
Owner 2:	HENDRICKSON - RUTH A
Street 1:	253 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-5119

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	219,600	7000	1.2	573,500	800,100	800,100	Year end	11/3/2022
2022	101	FV	199,600	8600	1.2	519,700	727,900	727,900	Year End Roll	10/19/2021
2021	101	FV	190,500	8600	1.2	448,000	647,100	647,100	Year End Roll	10/15/2020
2020	101	FV	188,900	8600	1.2	455,200	652,700	652,700	Year End Roll	9/26/2019
2019	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Create Final value 2019	6/4/2019
2018	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Year End Roll	9/28/2017
2017	101	FV	174,600	8600	1.2	427,200	610,400	610,400	Year End Roll	9/29/2016
2016	101	FV	171,500	8600	1.2	427,200	607,300	607,300	Year End Roll	1/14/2016

**PRINT**

Date	Time
09/13/23	17:18:14

**LAST REV**

Date	Time
11/15/17	13:22:43

**USER DEFINED**

Prior Id # 1:	116 16 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PREVIOUS OWNER**

Owner 1:	HENDRICKSON - ROBERT A
Owner 2:	HENDRICKSON - RUTH A
Street 1:	253 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-5119

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HENDRICKSON,ROB	700036-379		10/5/2017	CONVENIENC		1	No	No
SNELLING DOROTH	11364-143		7/19/1967		25,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**NARRATIVE DESCRIPTION**  
 This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2010	4467	RENO-GAR	50,000	C	6/30/2011			remove gar and bui
4/13/2007	3649	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		52272		SQUARE FE	PRIME SITE		0	8.5	1.371	R2									609,294						609,300	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	609,294	SpI Credit	Total:	609,300
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