



PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		CONCORD RD, LINCOLN
Unit #:		
Owner 1: BRAIN J WALTER		
Owner 2: BRAIN PATRICIA L		
Owner 3:		
Street 1: 255 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	146,300	8,900	0.530	534,900	690,100
Total Card 146,300 8,900 0.530 534,900 690,100					
Total Parcel 146,300 8,900 0.530 534,900 690,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 575.08		/Parcel: 575.08	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/03/17

OWNERSHIP

Owner 1:	BRAIN J WALTER
Owner 2:	BRAIN PATRICIA L
Owner 3:	
Street 1:	255 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5119 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	126,800	8900	.53	503,400	639,100	639,100	Year end	11/3/2022
2022	101	FV	94,300	8900	.53	456,200	559,400	559,400	Year End Roll	10/19/2021
2021	101	FV	88,100	8900	.53	393,300	490,300	490,300	Year End Roll	10/15/2020
2020	101	FV	78,100	8900	.53	399,600	486,600	486,600	Year End Roll	9/26/2019
2019	101	FV	75,700	8900	.53	386,400	471,000	471,000	Create Final value 2019	6/4/2019
2018	101	FV	75,700	8900	.53	386,400	471,000	471,000	Year End Roll	9/28/2017
2017	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	9/29/2016
2016	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	1/14/2016

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5119 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ANDERSON R JON	12063-675		8/19/1971		35,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION
 This Parcel contains .53 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1924, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2022	R-22-0163	ROOF	34,426	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/1/2000	ABATE-INSPEC	600	
12/26/1995	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	B	CESSPL
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23086.8		SQUARE FE	PRIME SITE		0	8.5	2.726	R2									534,871						534,900	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.53000	Total SF/SM: 23086.80	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 534,871	SpI Credit	Total: 534,900
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