



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
267		CONCORD RD, LINCOLN
Unit #:		
Owner 1: CHABOT JEFFREY R		
Owner 2: ROTJAN RANDI D		
Owner 3:		
Street 1: 267 CONCORD ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	696,300		1.840	680,100	1,376,400
Total Card 696,300 1.840 680,100 1,376,400					
Total Parcel 696,300 1.840 680,100 1,376,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 395.63		/Parcel: 395.63	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	08/08/13

**OWNERSHIP**

Owner 1: BRADEN TR - JOHN L
Owner 2: CRUZEN TR - JULIANNE M
Street 1: 5345 COBAL CT
Twn/City: CAPE CORAL
St/Prov: FL
Postal: 33904

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	691,500	0	1.84	640,100	1,331,600	1,331,600	Year end	11/3/2022
2022	101	FV	611,000	0	1.84	580,100	1,191,100	1,191,100	Year End Roll	10/19/2021
2021	101	FV	553,200	0	1.84	500,100	1,053,300	1,053,300	Year End Roll	10/15/2020
2020	101	FV	538,900	0	1.84	508,100	1,047,000	1,047,000	Year End Roll	9/26/2019
2019	101	FV	500,400	0	1.84	491,300	991,700	991,700	Create Final value 2019	6/4/2019
2018	101	FV	500,400	0	1.84	491,300	991,700	991,700	Year End Roll	9/28/2017
2017	101	FV	487,000	0	1.84	476,900	963,900	963,900	Year End Roll	9/29/2016
2016	101	FV	471,000	0	1.84	476,900	947,900	947,900	Year End Roll	1/14/2016

**PRINT**

Date	Time
09/13/23	17:19:38

**LAST REV**

Date	Time
02/09/23	09:25:45

blakeley  
415

**USER DEFINED**

Prior Id # 1:	116 22 1
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: BRADEN TR - JOHN L
Owner 2: CRUZEN TR - JULIANNE M
Street 1: 5345 COBAL CT
Twn/City: CAPE CORAL
St/Prov: FL
Postal: 33904

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BRADEN TR,JOHN	73343-199		9/25/2019		1,098,000	No	No	
BRADEN,JOHN L	72460-119		4/16/2019	FAMILY	100	No	No	
DENORMANDIE PHI	15688-436		7/18/1984		55,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2022	R-22-0107	MANUAL	15,121	O	7/5/2022			Add two new skylig
5/16/2022	W-22-0004	WOOD STO	5,500	O				Install a wood sto
4/13/2021	R-21-0064	MANUAL	6,000	C				Air seal & insulat
4/25/2018	7042	BATH	7,000	C	9/6/2019			Remodel a bathroom
4/10/2007	3642	SCREENPR	3,000	C	6/14/2007			encl screen porch
9/18/2006	3517	ROOF		C				Strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/4/2005	M&L COMPLETE	615	
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
12/1/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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

Sign: VERIFICATION OF VISIT NOT DATA

**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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

Total AC/HA: 1.83955	Total SF/SM: 80130.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 680,090	Spl Credit	Total: 680,100
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