



PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		CONCORD RD, LINCOLN
Unit #:		
Owner 1: COVINO PROPERTIES LLC		
Owner 2:		
Owner 3:		
Street 1: 15 MACKINTOSH LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	555,000		1.847	680,100	1,235,100
Total Card 555,000 1.847 680,100 1,235,100					
Total Parcel 555,000 1.847 680,100 1,235,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 388.54		/Parcel: 388.54	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	02/27/18
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PREVIOUS OWNER

Owner 1: COVINO - NICHOLAS
Owner 2: COVINO - GRETCHEN
Street 1: 263 CONCORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: N
Postal: 01773 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	477,900	0	1.847	640,100	1,118,000	1,118,000	Year end	11/3/2022
2022	101	FV	399,800	0	1.847	580,100	979,900	979,900	Year End Roll	10/19/2021
2021	101	FV	386,600	0	1.847	500,100	886,700	886,700	Year End Roll	10/15/2020
2020	101	FV	380,000	0	1.847	508,100	888,100	888,100	Year End Roll	9/26/2019
2019	101	FV	373,700	0	1.847	491,300	865,000	865,000	Create Final value 2019	6/4/2019
2018	101	FV	373,700	0	1.847	491,300	865,000	865,000	Year End Roll	9/28/2017
2017	101	FV	367,100	0	1.847	476,900	844,000	844,000	Year End Roll	9/29/2016
2016	101	FV	363,800	0	1.847	476,900	840,700	840,700	Year End Roll	1/14/2016

Parcel ID 177 63 0

PRINT

Date	Time
09/13/23	17:19:48

LAST REV

Date	Time
02/09/23	09:35:07

blakeley
416

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COVINO,NICHOLAS	69829-77		8/25/2017	FAMILY	99	No	No			
EDWARDS,PAUL CH	69598-519		7/13/2017		920,000	No	No			
MORGAN ROBERT,	38867-598		4/18/2003		850,000	No	No			
DENORMANDIE PHI	16243-402		6/25/1985		145,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/13/2022	R-22-0158	WEATHERI	1,000	C	8/2/2022			Weatherization & a
11/28/2006	3578	MANUAL		C				Install wood burni
11/1/2006	3553	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
5/15/1996	MEAS+INSPCTD	606	
12/26/1995	MEAS/EXT INS	606	
12/1/1986	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

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		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									60						100	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.84655	Total SF/SM: 80435.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 680,060	Spl Credit	Total: 680,100
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