



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	WALDEN POND
Owner 3:	
Street 1:	915 WALDEN ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as MA RE DCR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
910	MA RE DCR		69676.28		SQUARE FE	UNDEV	0.2	0	9.5	0.221	R3									146,115						146,100	Access

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
910			1.600	146,100	146,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	910	FV		0	1.6	134,600	134,600	134,600	Year end	11/3/2022
2022	910	FV		0	1.6	121,700	121,700	121,700	Year End Roll	10/19/2021
2021	910	FV		0	1.6	107,700	107,700	107,700	Year End Roll	10/15/2020
2020	910	FV		0	1.6	107,700	107,700	107,700	Year End Roll	9/26/2019
2019	910	FV		0	1.6	104,300	104,300	104,300	Create Final value 2019	6/4/2019
2018	910	FV		0	1.6	104,300	104,300	104,300	Year End Roll	9/28/2017
2017	910	FV		0	1.6	98,400	98,400	98,400	Year End Roll	9/29/2016
2016	910	FV		0	1.6	95,500	95,500	95,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	9916-371		12/31/1940			No	No			LOT C

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix.

COMMENTS

STATE OWNED LAND PROGRAM/ WALDEN POND.

SKETCH

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue.

RESIDENTIAL GRID

Table for residential grid with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

GENERAL INFORMATION

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

REMODELING

Table for remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table for calculation summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table for comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table for sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table for sub area detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Main table for spec features and yard items with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID

124 11 0

IMAGE