

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCABE ROBERT W
Owner 2:	DEVLIN MAUREEN E
Owner 3:	
Street 1:	96 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .734 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1879, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		3	1973.24023		SQUARE FE		PRIME SITE	0	6.7	2.051	R1								439,466						439,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	339,700	2,800	0.734	439,500	782,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.36						/Parcel: 308.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	337,400	2800	.734	459,100	799,300	799,300	Year end	11/3/2022
2022	101	FV	297,600	3900	.734	415,200	716,700	716,700	Year End Roll	10/19/2021
2021	101	FV	269,700	3900	.734	360,800	634,400	634,400	Year End Roll	10/15/2020
2020	101	FV	251,100	3900	.734	311,600	566,600	566,600	Year End Roll	9/26/2019
2019	101	FV	255,800	3900	.734	297,800	557,500	557,500	Create Final value 2019	6/4/2019
2018	101	FV	255,800	3900	.734	297,800	557,500	557,500	Year End Roll	9/28/2017
2017	101	FV	244,200	3900	.734	297,800	545,900	545,900	Year End Roll	9/29/2016
2016	101	FV	239,500	3900	.734	289,300	532,700	532,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DREW SHIRLEY	22980-94		3/15/1993		188,600	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2009	4303	MANUAL		C				extend fence in ba
10/5/2009	4291	DEMOLITI		C	7/15/2010			demo existing gar
6/29/2009	4218	SHED	4,000	C	7/15/2010			install shed-no fo
8/24/2005	3261	ADDITION	80,000	C				screen porch & mud
4/17/2002	2473	ADDITION	100,000	C	7/6/2002			addition and addit

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	INSPECTED	622	K Cuoco
7/15/2010	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	615	
6/17/2003	MEAS+EXT INS	615	
7/6/2002	MEAS+INSPCTD	613	
1/23/1996	MEAS+INSPCTD	606	
7/20/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.73400	Total SF/SM:	31973.04	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	439,466	SpI Credit:		Total:	439,500
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