

Town Of Lincoln



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	5,520,100	8,100	1.600	730,600	6,258,800
Total Card		8,100	1.600	730,600	6,258,800
Total Parcel		8,100	1.600	730,600	6,258,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 278.12		/Parcel: 278.12	

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

GIS Ref
GIS Ref
Insp Date
03/14/05

OWNERSHIP

Owner 1:	ST ANNES EPISCOPAL CHURCH
Owner 2:	
Owner 3:	
Street 1:	147 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
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	906	FV	5,520,100	8100	1.6	673,000	6,201,200	6,201,200	Year end	11/3/2022
2022	906	FV	4,868,400	13500	1.6	608,300	5,490,200	5,490,200	Year End Roll	10/19/2021
2021	906	FV	4,868,400	13500	1.6	538,400	5,420,300	5,420,300	Year End Roll	10/15/2020
2020	906	FV	4,868,400	13500	1.6	488,400	5,370,300	5,370,300	Year End Roll	9/26/2019
2019	906	FV	4,512,600	13500	1.6	472,200	4,998,300	4,998,300	Create Final value 2019	6/4/2019
2018	906	FV	4,512,600	13500	1.6	472,200	4,998,300	4,998,300	Year End Roll	9/28/2017
2017	906	FV	4,369,800	13500	1.6	458,400	4,841,700	4,841,700	Year End Roll	9/29/2016
2016	906	FV	4,228,100	13500	1.6	458,400	4,700,000	4,700,000	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	22:06:22

LAST REV

Date	Time
07/05/22	14:53:12

USER DEFINED

Prior Id # 1:	77 3 0
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1925, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 3 Baths, 7 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8755-571		6/27/1956			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. Descrip	Comment
2/9/2022	C-22-0007	MANUAL	72,500	C	6/24/2022			Replace insulation
5/5/2020	R-20-0067	SOLAR PA	54,280	C	8/10/2020			Install 29 solar p
8/20/2019	S-19-0003	MANUAL		C	10/10/2019			Installation of a
11/9/2015	6280	ROOF	166,000	C				Strip & re-roof ch
8/22/2012	5147	WDK	9,400	C				repair balconly in
10/18/2011	4899	WDK	3,500	C				rebuild front balc
8/5/2004	2998	RENOVATI	637,350	C				
10/19/2001	2369	ADDITION	1,367,650	C	9/8/2020			new wing 7/6/02 75
9/14/2001	2342	DEMOLITI		C	7/6/2002			2 story classroom

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2005	MEAS+INSPCTD	600	
7/6/2002	MEAS/EXT INS	613	

Sign: VERIFICATION OF VISIT NOT DATA

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
906	CHURCH		69696		SQUARE FE	PRIME SITE		0	9.5	1.103	R3									730,634						730,600	

Total AC/HA:	1.60000	Total SF/SM:	69696.00	Parcel LUC:	906	CHURCH	Prime NB Desc	RES CAT 3	Total:	730,634	SpI Credit	Total:	730,600
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