

Town Of Lincoln



PROPERTY LOCATION

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

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 OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.52 ACRES of land mainly classified as CHURCH with a(n) CONVENT'NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
906	CHURCH		0.683		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									20,490						20,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	457,800	9,600	2.520	780,500	1,247,900
Total Card	457,800	9,600	2.520	780,500	1,247,900
Total Parcel	457,800	9,600	2.520	780,500	1,247,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		571.38	/Parcel: 571.38

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	906	FV	454,800	9600	2.52	720,500	1,184,900	1,184,900	Year end	11/3/2022
2022	906	FV	403,300	13000	2.52	653,300	1,069,600	1,069,600	Year End Roll	10/19/2021
2021	906	FV	354,400	13000	2.52	580,500	947,900	947,900	Year End Roll	10/15/2020
2020	906	FV	331,100	13000	2.52	580,500	924,600	924,600	Year End Roll	9/26/2019
2019	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Create Final value 2019	6/4/2019
2018	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Year End Roll	9/28/2017
2017	906	FV	315,400	13000	2.52	532,500	860,900	860,900	Year End Roll	9/29/2016
2016	906	FV	305,200	13000	2.52	517,300	835,500	835,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11020-182		12/1/1965			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/8/2018	7248	SOLAR PA	21,710	C	1/22/2019			Install 14 additio
3/30/2018	7020	SHEET MT	18,000	C				Sheet metal work f
10/19/2017	6895	RENO-ADD	550,000	C	9/7/2018			Demo two wings of
11/18/2016	6628	SOLAR PA	41,729	C	2/27/2017			Install solar pane
1/8/2007	3599	ROOF		C				Strip & re-roof dw
4/4/1996	919-96	RENOVATI	85,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.51955	Total SF/SM:	109751.60	Parcel LUC:	906 CHURCH	Prime NB Desc	RES CAT 3	Total:	780,490	SpI Credit		Total:	780,500
--------------	---------	--------------	-----------	-------------	------------	---------------	-----------	--------	---------	------------	--	--------	---------

