

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIENKIEWICZ ERIN A
Owner 2:	STONE CHRISTOPHER J
Owner 3:	
Street 1:	173 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4115 Type:

PREVIOUS OWNER

Owner 1:	SELSING - ERIK
Owner 2:	SELSING - JOELLEN A
Street 1:	173 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4115

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	9.5	1.586	R3									656,146						656,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	539,900		1.000	656,100	1,196,000
Total Card	539,900		1.000	656,100	1,196,000
Total Parcel	539,900		1.000	656,100	1,196,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		367.80	/Parcel: 367.80

Legal Description	User Acct
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	101	FV	468,700	0	1.	604,300	1,073,000	1,073,000	Year end	11/3/2022
2022	101	FV	403,500	0	1.	546,300	949,800	949,800	Year End Roll	10/19/2021
2021	101	FV	396,300	0	1.	483,500	879,800	879,800	Year End Roll	10/15/2020
2020	101	FV	351,900	0	1.	438,600	790,500	790,500	Year End Roll	9/26/2019
2019	101	FV	338,900	0	1.	424,100	763,000	763,000	Create Final value 2019	6/4/2019
2018	101	FV	338,900	0	1.	424,100	763,000	763,000	Year End Roll	9/28/2017
2017	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	9/29/2016
2016	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SELSING,ERIK	72820-189		6/25/2019		981,500	No	No	
MICHAEL COPPOLI	18151-420		5/22/1987		260,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/1994	544-94	ADDITION	200,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

