

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGAN EDWARD H
Owner 2:	MORGAN TERRI T
Owner 3:	
Street 1:	174 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4109 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		52272		SQUARE FE	PRIME SITE		0	9.5	1.371	R3									680,975						681,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	358,100		1.200	681,000	1,039,100
Total Card	358,100		1.200	681,000	1,039,100
Total Parcel	358,100		1.200	681,000	1,039,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		493.28	/Parcel: 493.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	309,600	0	1.2	627,200	936,800	936,800	Year end	11/3/2022
2022	101	FV	278,300	0	1.2	567,000	845,300	845,300	Year End Roll	10/19/2021
2021	101	FV	269,900	0	1.2	501,800	771,700	771,700	Year End Roll	10/15/2020
2020	101	FV	265,500	0	1.2	455,200	720,700	720,700	Year End Roll	9/26/2019
2019	101	FV	261,200	0	1.2	440,100	701,300	701,300	Create Final value 2019	6/4/2019
2018	101	FV	261,200	0	1.2	440,100	701,300	701,300	Year End Roll	9/28/2017
2017	101	FV	256,800	0	1.2	427,200	684,000	684,000	Year End Roll	9/29/2016
2016	101	FV	254,600	0	1.2	427,200	681,800	681,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
E. BYRON HENSLE	1033-126		7/24/1987		299,000	No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/23/1996	MEAS+INSPCTD	606	
1/27/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	680,975	SpI Credit		Total:	681,000
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