

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARNA LISA M
Owner 2:	
Owner 3:	
Street 1:	184 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MATTLAGE - RODGER A
Owner 2:	BRINKMAN - PATRICIA A
Street 1:	PO BOX 541
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0541

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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		65340		SQUARE FE	PRIME SITE		0	8.5	1.157	R2									642,617						642,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	363,700	1,500	1.500	642,600	1,007,800
Total Card	363,700	1,500	1.500	642,600	1,007,800
Total Parcel	363,700	1,500	1.500	642,600	1,007,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		499.90	/Parcel: 499.90

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	318,100	1500	1.5	604,800	924,400	924,400	Year end	11/3/2022
2022	101	FV	278,000	2300	1.5	548,100	828,400	828,400	Year End Roll	10/19/2021
2021	101	FV	266,000	2300	1.5	472,500	740,800	740,800	Year End Roll	10/15/2020
2020	101	FV	190,500	2300	1.5	480,100	672,900	672,900	Year End Roll	9/26/2019
2019	101	FV	200,100	1400	1.5	464,200	665,700	665,700	Create Final value 2019	6/4/2019
2018	101	FV	200,100	1400	1.5	464,200	665,700	665,700	Year End Roll	9/28/2017
2017	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	9/29/2016
2016	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MATTLAGE,RODGER	1547-29		7/25/2019		780,000	No	No			
MATTLAGE,RODGER	1524-44		3/23/2018	CONVENIENC	10	No	No			
FITZGERALD JOHN	1108-76		3/16/1993		320,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2019	R-19-0105	MANUAL	20,000	C	1/27/2020			Open wall between
10/17/2011	4896	ROOF		C				strip & re-roof ga
5/12/1995	707-95	SHED	2,700	C	7/20/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2019	INSPECTED	1	H M SCHEID
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
5/17/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/20/1995	INSPECTED	600	
7/11/1995	MEAS/EXT INS	600	
7/5/1994	FIELDREV CHG	600	
1/13/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	642,617	SpI Credit		Total:	642,600
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