



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAHNSTEIN TR RICHARD K
Owner 2:	
Owner 3:	LAHNSTEIN RICHARD K TRUST
Street 1:	192 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS OWNER

Owner 1:	LAHNSTEIN RICHARD K -
Owner 2:	-
Street 1:	192 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4121

NARRATIVE DESCRIPTION

This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46609		SQUARE FE	PRIME SITE		0	6.7	1.501	R1									468,884						468,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	171,500	200	1.070	468,900	640,600
Total Card	171,500	200	1.070	468,900	640,600
Total Parcel	171,500	200	1.070	468,900	640,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		629.89	/Parcel: 629.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	148,200	200	1.07	489,900	638,300	638,300	Year end	11/3/2022
2022	101	FV	128,300	200	1.07	443,000	571,500	571,500	Year End Roll	10/19/2021
2021	101	FV	119,700	200	1.07	384,900	504,800	504,800	Year End Roll	10/15/2020
2020	101	FV	105,700	200	1.07	332,400	438,300	438,300	Year End Roll	9/26/2019
2019	101	FV	102,400	200	1.07	317,700	420,300	420,300	Create Final value 2019	6/4/2019
2018	101	FV	102,400	200	1.07	317,700	420,300	420,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	1.07	317,700	418,200	418,200	Year End Roll	9/29/2016
2016	101	FV	100,300	200	1.07	308,600	409,100	409,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAHNSTEIN RICHA	47445-78		5/9/2006	FAMILY		1	No	No
LAHNSTEIN KARL	11352-31		7/19/1967	FAMILY			No	No

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/18/1995	659-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

