

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUPPERSTEIN ROBERT O
Owner 2:	MCCRORY EILEEN M
Owner 3:	
Street 1:	216 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.36 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									4,890						4,900	
101	ONE FAM		0.36		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									2,160						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	495,100	8,200	2.360	687,100	1,190,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 626.07						/Parcel: 626.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	432,000	8200	2.36	647,100	1,087,300	1,087,300	Year end	11/3/2022
2022	101	FV	367,000	11600	2.36	587,100	965,700	965,700	Year End Roll	10/19/2021
2021	101	FV	329,400	11600	2.36	507,100	848,100	848,100	Year End Roll	10/15/2020
2020	101	FV	324,400	11600	2.36	515,100	851,100	851,100	Year End Roll	9/26/2019
2019	101	FV	315,000	11600	2.36	498,300	824,900	824,900	Create Final value 2019	6/4/2019
2018	101	FV	310,600	11600	2.36	498,300	820,500	820,500	Year End Roll	9/28/2017
2017	101	FV	305,800	11600	2.36	483,900	801,300	801,300	Year End Roll	9/29/2016
2016	101	FV	299,000	11600	2.36	483,900	794,500	794,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLISON CAROLIN	22541-96		10/27/1992		295,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2023	R-23-0089	MANUAL	5,000	C				Rebuild basement s
11/4/2022	R-22-0273	DEMOLITI	7,400	C				Remove chimney no
4/9/2002	2467	MANUAL	35,000	C	7/6/2002			move wall, rep win
11/14/1996	1087-96	RENO-ADD	45,000	C	5/24/1997			
12/28/1992	187	GARAGE	6,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
5/24/1997	MEAS+INSPCTD	602	
1/23/1996	MEAS/EXT INS	606	
6/1/1994	FIELDREV CHG	600	
12/20/1993	PERMIT VISIT	600	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

