



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEAHAN MICHAEL C
Owner 2:	RICE-SHEAHAN DIANA
Owner 3:	
Street 1:	219 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSS - JEFFREY D
Owner 2:	-
Street 1:	219 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688.80078		SQUARE FE	PRIME SITE		0	8.5	1.612	R2									584,856						584,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	354,500	8,100	0.980	584,900	947,500
Total Card	354,500	8,100	0.980	584,900	947,500
Total Parcel	354,500	8,100	0.980	584,900	947,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		448.97	/Parcel: 448.97

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	305,200	8100	.98	550,500	863,800	863,800	Year end	11/3/2022
2022	101	FV	255,100	10100	.98	498,800	764,000	764,000	Year End Roll	10/19/2021
2021	101	FV	234,800	10100	.98	430,000	674,900	674,900	Year End Roll	10/15/2020
2020	101	FV	225,900	10100	.98	436,900	672,900	672,900	Year End Roll	9/26/2019
2019	101	FV	223,900	10100	.98	422,500	656,500	656,500	Create Final value 2019	6/4/2019
2018	101	FV	223,900	10100	.98	422,500	656,500	656,500	Year End Roll	9/28/2017
2017	101	FV	219,800	10100	.98	410,100	640,000	640,000	Year End Roll	9/29/2016
2016	101	FV	217,800	10100	.98	410,100	638,000	638,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOSS,JEFFREY D	64960-418		2/25/2015		645,000	No	No			
Gable,Bruce Ken	60204-302		10/9/2012	OTHER	385,000	No	No			short sale 10/9/2012
Gable,Bruce Ken	1424-107		10/9/2012	SUBSEQUENT S	385,000	No	No			
GABLE, BRUCE KE	26830-467		11/18/1996	CONVENIENC		1	No	No		
MCINNIS DONALD	13673-637		4/18/1979		119,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/13/2023	W-23-0001	FIREPLAC	3,000	C	2/16/2023			Install fireplace
10/26/2022	R-22-0261	SOLAR PA	57,150	C				Install 25 roof-mo
8/27/2019	R-19-0127	RENO-ADD	136,000	C	12/23/2019			New mudroom; new d
12/27/2012	5288	MANUAL	5,700	C				sheet metal work f
11/5/2012	5221	RENOVATI	1,920	C				in-fill living roo
8/6/2012	5121	RENOVATI	10,000	C	6/10/2013			reno 2 bths & kit

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	Cnfmdbldgdpt	624	W Coelho
3/1/2016	SALES INSP	618	G BOURGAULT
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
1/24/1996	MEAS/EXT INS	606	
9/11/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

