



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEINBERG JONATHAN
Owner 2:	MCVETY KATHERINE M
Owner 3:	
Street 1:	217 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Pearmain Tr - Claire Anne
Owner 2:	-
Street 1:	PO Box 281
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-0281

NARRATIVE DESCRIPTION

This Parcel contains .332 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		0.3319		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,991						2,000	Unbuildable

Total AC/HA:	0.33190	Total SF/SM:	14457.56	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	1,991	SpI Credit:		Total:	2,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.332	2,000	2,000	2724	0
Total Card							0.332 2,000 2,000
Total Parcel							0.332 2,000 2,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:		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	132	FV		0	.332	2,000	2,000	2,000	Year end	11/3/2022
2022	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	10/19/2021
2021	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	10/15/2020
2020	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	9/26/2019
2019	132	FV		0	.332	2,000	2,000	2,000	Create Final value 2019	6/4/2019
2018	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	9/28/2017
2017	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	9/29/2016
2016	132	FV		0	.332	2,000	2,000	2,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Pearmain Tr,Cla	59311-293		6/18/2012	MULTI-PARCEL	788,500	No	No			
PEARMAN CLAIRE	34910-601		2/27/2002	CONVENIENC	99	Yes	No			
PEARMAN, W. RO	25152-142		1/30/1995	CONVENIENC		Yes	No			
HOWARD ELIZABET	13618-520		1/3/1979			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	97 20 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/13/23	23:31:44

LAST REV

Date	Time
10/20/20	14:09:01
blakeley	
2461	

