



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CUMMINGS BRIAN F
Owner 2:	
Owner 3:	
Street 1:	188 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

**PREVIOUS OWNER**

Owner 1:	CUMMINGS - BRIAN F
Owner 2:	CUMMINGS - RHONDA M
Street 1:	188 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4121

**NARRATIVE DESCRIPTION**

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		56628		SQUARE FE	PRIME SITE		0	8.5	1.289	R2									620,401						620,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	395,700	3,000	1.300	620,400	1,019,100
Total Card	395,700	3,000	1.300	620,400	1,019,100
Total Parcel	395,700	3,000	1.300	620,400	1,019,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		373.02	/Parcel: 373.02

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	364,600	3000	1.3	583,900	951,500	951,500	Year end	11/3/2022
2022	101	FV	329,100	4500	1.3	529,200	862,800	862,800	Year End Roll	10/19/2021
2021	101	FV	309,400	4500	1.3	456,200	770,100	770,100	Year End Roll	10/15/2020
2020	101	FV	306,800	4500	1.3	463,500	774,800	774,800	Year End Roll	9/26/2019
2019	101	FV	281,100	4500	1.3	448,100	733,700	733,700	Create Final value 2019	6/4/2019
2018	101	FV	281,100	200	1.3	448,100	729,400	729,400	Year End Roll	9/28/2017
2017	101	FV	278,500	200	1.3	435,000	713,700	713,700	Year End Roll	9/29/2016
2016	101	FV	275,900	200	1.3	435,000	711,100	711,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUMMINGS,BRIAN	144-65		10/8/2013	FAMILY		1	No	No		
CLARK, DAVID TA	1147-139		10/25/1995		280,000	No	No			CERT 203489
MCLAUGHLIN ROBE	1095-195		6/2/1992		205,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2002	2604	W/S FLUE		C				
4/17/2002	2474	ADDITION	36,000	C	5/15/2004			kit expan,bath,mst
9/5/2001	2334	MANUAL		C	7/6/2002			carport
3/26/1999	1665	MANUAL	500	C	5/29/1999			small porch 4/17/0

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
11/2/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
5/15/2004	ENTRY DENIED	615	
6/17/2003	MEAS/EXT INS	615	
7/6/2002	ENTRY DENIED	613	
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS/EXT INS	602	
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

