

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KATSUKI COLLEEN S
Owner 2:	
Owner 3:	
Street 1:	226 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	KATSUKI - DAVID
Owner 2:	KATSUKI - COLLEEN S
Street 1:	226 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 2726 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.293		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									10,255						10,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.130	783,200	300	711,100	1,494,600
Total Card 2.130 783,200 300 711,100 1,494,600					
Total Parcel 2.130 783,200 300 711,100 1,494,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 548.20		/Parcel: 548.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	719,900	300	2.13	703,900	1,424,100		Year End Roll	12/2/2024
2024	101	FV	711,900	300	2.13	688,800	1,401,000		Year end	11/9/2023
2023	101	FV	615,100	300	2.13	648,800	1,264,200	1,264,200	Year end	11/3/2022
2022	101	FV	516,700	500	2.13	588,800	1,106,000	1,106,000	Year End Roll	10/19/2021
2021	101	FV	477,100	500	2.13	508,800	986,400	986,400	Year End Roll	10/15/2020
2020	101	FV	469,200	500	2.13	516,800	986,500	986,500	Year End Roll	9/26/2019
2019	101	FV	444,900	500	2.13	500,000	945,400	945,400	Create Final va	6/4/2019
2018	101	FV	444,900	500	2.13	500,000	945,400	945,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSUKI,DAVID	63566-18		5/2/2014	DIVORCE/ESTA	495,000	No	No		
WATSON, J./VAN	24736-306		7/28/1994		520,000	No	No		
ROLLINS J LLESLI	13864-209		12/21/1979		57,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2019	SH-19-0004	SHEET MT	7,000	C				Sheet metal work f
2/28/2018	6987	MANUAL	2,451	C				Weatherization wor
1/25/2018	6965	SOLAR PA	37,415	C				
10/22/2014	5945	MANUAL		C				
12/23/2009	4363	MANUAL		C				install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/24/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	101 21 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:06:13

LAST REV

Date	Time
05/24/19	13:37:02

blakeley
62

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