

173

32

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

842,400 /

842,400 /

USE VALUE:

842,400 /

842,400 /

ASSESSED:

842,400 /

842,400 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACNEIL TR RONALD L
Owner 2:	MACNEIL TR JAZIMINA
Owner 3:	MACNEIL TR NOAH
Street 1:	247 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACNEIL - RONALD L
Owner 2:	MACNEIL - WENDY SNYDER
Street 1:	247 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1935, having primarily CLAPBOARD Exterior and 1867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		39203.2		SQUARE FE	PRIME SITE		0	8.76	1.73	R2									593,588						593,600	

Total AC/HA:	0.89998	Total SF/SM:	39203	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	593,588	SpI Credit	Total:	593,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.900	248,300	500	593,600	842,400
Total Card 0.900 248,300 500 593,600 842,400					
Total Parcel 0.900 248,300 500 593,600 842,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		451.30	/Parcel: 451.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	232,200	400	.9	587,500	820,100		Year End Roll	12/2/2024
2024	101	FV	230,700	400	.9	576,000	807,100		Year end	11/9/2023
2023	101	FV	198,600	400	.9	542,100	741,100	741,100	Year end	11/3/2022
2022	101	FV	170,600	600	.9	491,300	662,500	662,500	Year End Roll	10/19/2021
2021	101	FV	158,700	600	.9	423,500	582,800	582,800	Year End Roll	10/15/2020
2020	101	FV	139,500	600	.9	430,300	570,400	570,400	Year End Roll	9/26/2019
2019	101	FV	135,000	600	.9	416,100	551,700	551,700	Create Final va	6/4/2019
2018	101	FV	135,000	600	.9	416,100	551,700	551,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACNEIL,RONALD	80774-339		9/29/2022	CONVENIENC	10	No	No		
MORRIS ROBERT E	12573-88		12/28/1973		42,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	5197	SOLAR PA	12,892	C				install roof mount
9/24/2008	4056	MANUAL		C				wood burning stove

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
1/13/1995	MEAS+INSPCTD	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	101 31 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:	

**Parcel ID** 173 32 0

Entered Lot Size

Total Land:

Land Unit Type:

11/27/18

!74!

**PRINT**

Date	Time
09/26/25	14:07:11

**LAST REV**

Date	Time
10/03/22	13:40:51

blakeley

74

**PAT ACCT.**

