

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RIGOTTI NANCY A
Owner 2:	ROWIN STANLEY L
Owner 3:	
Street 1:	254 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5118 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2008, having primarily CLAPBOARD Exterior and 3268 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		47045		SQUARE FE	PRIME SITE		0	8.76	1.49	R2									614,194						614,200	

Total AC/HA:	1.08000	Total SF/SM:	47045	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	614,194	SpI Credit	Total:	614,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.080	809,600		614,200	1,423,800
Total Card		1.080	809,600	614,200	1,423,800
Total Parcel		1.080	809,600	614,200	1,423,800
Source:		Market Adj Cost	Total Value per SQ unit /Card:		435.68 /Parcel: 435.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	763,800	0	1.08	607,900	1,371,700		Year End Roll	12/2/2024
2024	101	FV	753,100	0	1.08	596,000	1,349,100		Year end	11/9/2023
2023	101	FV	747,800	0	1.08	560,900	1,308,700	1,308,700	Year end	11/3/2022
2022	101	FV	696,400	0	1.08	508,300	1,204,700	1,204,700	Year End Roll	10/19/2021
2021	101	FV	651,800	0	1.08	438,200	1,090,000	1,090,000	Year End Roll	10/15/2020
2020	101	FV	646,200	0	1.08	445,200	1,091,400	1,091,400	Year End Roll	9/26/2019
2019	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Create Final va	6/4/2019
2018	101	FV	586,000	0	1.08	430,500	1,016,500	1,016,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORTON, PETER W	24712-512		7/19/1994		315,000	No	No		
MORTON JUDY	19902-230		6/27/1989	FAMILY		No	No		

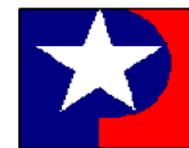
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	5199	SOLAR PA	11,000	C				install roof mount
10/29/2007	3808	NEW HOME	494,000	C	4/22/2009			new house
10/16/2007	3793	DEMOLITI		C	4/22/2009			DEMOLISH HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/22/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
5/8/2008	CERT OF OCC	10	MARK R
4/29/2006	MEAS+INSPCTD	615	
1/13/1996	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 1 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:	

!370!

PRINT

Date	Time
09/26/25	14:34:30

LAST REV

Date	Time
10/25/18	14:01:55

apro
370

