

177

59

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 826,500 /
USE VALUE: 826,500 /
ASSESSed: 826,500 /

Total Card / Total Parcel
826,500 / 826,500
826,500 / 826,500
826,500 / 826,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RITCHIE JAMES R
Owner 2:	RITCHIE NANCY M
Owner 3:	
Street 1:	274 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily WOOD SHING Exterior and 2216 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		47916.001		SQUARE FE	PRIME SITE		0	8.76	1.47	R2									616,482						616,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	201,800	8,200	616,500	826,500
Total Card 1.100 201,800 8,200 616,500 826,500					
Total Parcel 1.100 201,800 8,200 616,500 826,500					
Source: Market Adj Cost		Total Value per SQ Unit /Card:		/Parcel: 372.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	176,500	7600	1.1	610,100	794,200		Year End Roll	12/2/2024
2024	101	FV	169,100	7600	1.1	598,200	774,900		Year end	11/9/2023
2023	101	FV	167,900	7600	1.1	563,000	738,500	738,500	Year end	11/3/2022
2022	101	FV	128,000	7600	1.1	510,200	645,800	645,800	Year End Roll	10/19/2021
2021	101	FV	115,800	7600	1.1	439,800	563,200	563,200	Year End Roll	10/15/2020
2020	101	FV	107,600	7600	1.1	446,900	562,100	562,100	Year End Roll	9/26/2019
2019	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Create Final va	6/4/2019
2018	101	FV	109,600	7600	1.1	432,100	549,300	549,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROOK CONSTANCE	20757-58		9/6/1990	FAMILY	84,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	R-21-0262	MANUAL	4,000	C	1/8/2023			Weatherization & a
5/26/2021	R-21-0102	SIDING	15,000	C				Re-siding existing
3/26/2018	7015	WINDOWS	57,000	C				Replace 29 windows
2/26/2018	6980	KITCHEN	38,650	C				Remodel kitchen, r
2/26/2018	6979	ROOF	20,000	C				Strip & re-roof dw
11/29/2011	4940	ROOF	15,000	C				remove & replace r
4/12/2002	2471	ROOF		C				
7/27/1996	1006-96	MANUAL	500	C	5/24/1997			RPL POR
7/31/1995	780-95	WDK	600	C	6/21/1996			
1/4/1993	188	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
1/16/1995	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	
11/12/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.10000 Total SF/SM: 47916 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 616,482 Spl Credit Total: 616,500



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 27 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:	

