

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GAGNE JOSEPH W
Owner 2:	BEEBEE SUSAN W
Owner 3:	
Street 1:	264 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5121 Type:

PREVIOUS OWNER

Owner 1:	NEWTON GEORGE C JR -
Owner 2:	NEWTON SUZANNE R -
Street 1:	264 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5121

NARRATIVE DESCRIPTION

This parcel contains 2.71 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1961, having primarily WOOD SHING Exterior and 2544 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		0.873		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									30,555						30,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.710	394,900		731,400	1,126,300
Total Card	2.710	394,900		731,400	1,126,300
Total Parcel	2.710	550,900		731,400	1,282,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		442.73	/Parcel: 504.05

Legal Description
2321
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	518,900	0	2.71	724,200	1,243,100		Year End Roll	12/2/2024
2024	101	FV	510,700	0	2.71	706,200	1,216,900		Year end	11/9/2023
2023	101	FV	508,200	0	2.71	666,200	1,174,400	1,174,400	Year end	11/3/2022
2022	101	FV	473,600	0	2.71	606,200	1,079,800	1,079,800	Year End Roll	10/19/2021
2021	101	FV	460,500	0	2.71	526,200	986,700	986,700	Year End Roll	10/15/2020
2020	101	FV	457,900	0	2.71	534,200	992,100	992,100	Year End Roll	9/26/2019
2019	101	FV	433,900	0	2.71	517,400	951,300	951,300	Create Final va	6/4/2019
2018	101	FV	433,900	0	2.71	517,400	951,300	951,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWTON GEORGE C	30438-092		7/13/1999		596,300	No	No		
NEWTON GEORGE C	12862-683		9/9/1975	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2012	5232	SOLAR PA	22,200	C				install roof mount
11/8/2001	2393	BARN	25,000	C	5/6/2014			7/6 50% 5/10/03 50

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2012	PERMIT VISIT	25	D ERSKINE
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
5/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	VISITED	100	
5/25/2007	MEAS/EXT INS	100	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	115 29 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:	

