

177

67

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

721,300 /

721,300 /

USE VALUE:

721,300 /

721,300 /

ASSESSed:

721,300 /

721,300 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAIN J WALTER
Owner 2:	BRAIN PATRICIA L
Owner 3:	
Street 1:	255 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5119 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .53 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1924, having primarily BRICK Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	B	CESSPL
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		23086.8		SQUARE FE	PRIME SITE		0	8.76	2.73	R2									551,232						551,200	

Total AC/HA:	0.53000	Total SF/SM:	23087	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	551,232	SpI Credit	Total:	551,200
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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	0.530	160,600	9,500	551,200	721,300
Total Card	0.530	160,600	9,500	551,200	721,300
Total Parcel	0.530	160,600	9,500	551,200	721,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		601.08	/Parcel: 601.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	150,500	8900	.53	545,600	705,000		Year End Roll	12/2/2024
2024	101	FV	146,300	8900	.53	534,900	690,100		Year end	11/9/2023
2023	101	FV	126,800	8900	.53	503,400	639,100	639,100	Year end	11/3/2022
2022	101	FV	94,300	8900	.53	456,200	559,400	559,400	Year End Roll	10/19/2021
2021	101	FV	88,100	8900	.53	393,300	490,300	490,300	Year End Roll	10/15/2020
2020	101	FV	78,100	8900	.53	399,600	486,600	486,600	Year End Roll	9/26/2019
2019	101	FV	75,700	8900	.53	386,400	471,000	471,000	Create Final va	6/4/2019
2018	101	FV	75,700	8900	.53	386,400	471,000	471,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON R JON	12063-675		8/19/1971		35,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2022	R-22-0163	ROOF	34,426	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/1/2000	ABATE-INSPEC	600	
12/26/1995	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	116 17 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	14:38:07

LAST REV

Date	Time
10/27/22	11:42:54

blakeley
408

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