

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAGEY TR JOHN R
Owner 2:	SIEGEL TR SUSAN
Owner 3:	HALE ROAD REALTY TRUST
Street 1:	257 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5119

PREVIOUS OWNER

Owner 1:	KAGEY - JOHN R
Owner 2:	SIEGEL - SUSAN
Street 1:	257 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5119

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1890, having primarily CLAPBOARD Exterior and 3541 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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		74051.8		SQUARE FE	PRIME SITE		0	8.76	1.06	R2									685,170						685,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	797,800	800	685,200	1,483,800
Total Card	1.700	797,800	800	685,200	1,483,800
Total Parcel	1.700	797,800	800	685,200	1,483,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	419.09	/Parcel:	419.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	714,500	700	1.7	678,100	1,393,300		Year End Roll	12/2/2024
2024	101	FV	701,300	700	1.7	664,800	1,366,800		Year end	11/9/2023
2023	101	FV	587,100	700	1.7	625,700	1,213,500	1,213,500	Year end	11/3/2022
2022	101	FV	493,700	900	1.7	567,100	1,061,700	1,061,700	Year End Roll	10/19/2021
2021	101	FV	609,700	900	1.7	488,800	1,099,400	1,099,400	Year End Roll	10/15/2020
2020	101	FV	619,400	900	1.7	496,700	1,117,000	1,117,000	Year End Roll	9/26/2019
2019	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Create Final va	6/4/2019
2018	101	FV	578,400	900	1.7	480,200	1,059,500	1,059,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAGEY,JOHN R	83667-441		1/10/2025	CONVENIENC	100	No	No		
CURTIN,JASON B	83656-514		1/7/2025		1,743,000	No	No		
Lussy Jr,Rober	59825-475		8/23/2012		850,000	No	No		
MURPHY MARGUERI	49946-338		8/15/2007		1,092,500	No	No		
MURPHY MARGUERI	37757-520		1/23/2003	CONVENIENC	100	No	No		
MURPHY, MARGUER	27030-534		1/31/1997	CONVENIENC	1	No	No		
MURPHY, MARGUER	26101-445		3/4/1996	CONVENIENC	1	No	No		1/2 INTEREST
KANAREK, STEPHE	25524-203		7/28/1995		615,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2025	E-25-0055	MANUAL	7,000	C				New wirinf 3 full
2/26/2025	P-25-0023	BATH	9,500	C				
1/29/2025	R-25-0023	BATH	117,000	O				Renovation of 3 ba
6/8/2017	6768	SOLAR PA	28,871	C	6/8/2018			Install solar pane
1/15/2014	5631	ROOF	6,500	C				re-roof aluminum 1
2/1/2008	3878	MANUAL	12,866	C	6/23/2008			solar hot water pa
12/3/2004	3097	MANUAL	5,000	C	5/14/2005			repair or replace
8/24/1993	323	RENOVATI	5,000	C	12/27/1993			
11/23/1992	172	SHED	800	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2020	ABATE-INSPEC	624	W Coelho
5/3/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS+INSPCTD	100	
6/4/2005	M&L COMPLETE	615	
12/12/1995	MEAS+INSPCTD	606	
12/27/1993	PERMIT VISIT	600	
12/14/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	116 18 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:	

