

Map 177 **Lot** 65 **Sublot** 0 **Building** **Unit** **CARD**

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CMARC INC
Owner 2:	C/O NUPATH, INC
Owner 3:	
Street 1:	147 NEW BOSTON ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as CHARITY with a COLONIAL Building built about 1939, having primarily CLAPBOARD Exterior and 3075 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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
905	CHARITY		43560		SQUARE FE	PRIME SITE		0	8.76	1.59	R2									605,034						605,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.000	589,000		605,000	1,194,000
Total Card	1.000	589,000		605,000	1,194,000
Total Parcel	1.000	589,000		605,000	1,194,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.29	/Parcel:	388.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	558,500	0	1.	598,800	1,157,300		Year End Roll	12/2/2024
2024	905	FV	551,400	0	1.	587,100	1,138,500		Year end	11/9/2023
2023	905	FV	547,800	0	1.	552,500	1,100,300	1,100,300	Year end	11/3/2022
2022	905	FV	497,700	0	1.	500,700	998,400	998,400	Year End Roll	10/19/2021
2021	905	FV	453,000	0	1.	431,700	884,700	884,700	Year End Roll	10/15/2020
2020	905	FV	449,600	0	1.	438,600	888,200	888,200	Year End Roll	9/26/2019
2019	905	FV	419,800	0	1.	424,100	843,900	843,900	Create Final va	6/4/2019
2018	905	FV	419,800	0	1.	424,100	843,900	843,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKILLERN KEVIN	51836-385		10/28/2008	INVOLV CHARI	945,000	No	No		
HOVET ANDREW S,	35825-519		7/2/2002		690,000	No	No		
QUADRI MICHAEL	28445-211		4/14/1998		435,000	No	No		
QUADRI MICHAEL/	22689-167		12/4/1992	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2022	R-22-0142	WEATHERI	2,000	C	7/18/2022			Weatherization & a
12/2/2014	5965	ROOF	13,808	C				Strip and re-roof
11/5/2008	4087	RENOVATI	20,000	C	4/22/2009			open wall between
9/17/2002	2580	RENOVATI	102,000	C	6/18/2003			dormer for master
11/13/1996	1084-96	RENO-ADD	30,000	C	5/24/1997			
9/25/1996	1052-96	MANUAL	8,000	C	5/24/1997			DECK
7/15/1996	1002-96	MANUAL		C	5/24/1997			RMV PORC
8/4/1994	541-94	RENOVATI	1,000	C	8/24/1995			
7/21/1994	532-94	FENCE	500	C	8/18/1995			
9/21/1992	133	FINISH B	1,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2009	PERMIT VISIT	25	D ERSKINE
4/7/2009	MEAS+INSPCTD	100	
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
6/18/2003	MEAS+INSPCTD	615	
4/23/1999	MEAS+INSPCTD	600	
5/24/1997	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	116 19 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:	

