

177

64

0

1 of 2

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

955,400 / 1,034,200

USE VALUE:

955,400 /

1,034,200

ASSESSED:

955,400 /

1,034,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VOLODIN ALEKSANDR
Owner 2:	
Owner 3:	
Street 1:	261 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAYES OLIVER W JR -
Owner 2:	HAYES PAULA LF -
Street 1:	PO BOX 606
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1946, having primarily WOOD SHING Exterior and 2514 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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		41817		SQUARE FE	PRIME SITE		0	8.76	1.64	R2									600,456						600,500	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	600,456	SpI Credit	Total:	600,500
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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	0.960	352,900	2,000	600,500	955,400
Total Card 0.960 352,900 2,000 600,500 955,400					
Total Parcel 0.960 431,700 2,000 600,500 1,034,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		380.03	/Parcel: 345.42

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	406,100	1800	.96	594,300	1,002,200		Year End Roll	12/2/2024
2024	101	FV	403,500	1800	.96	582,600	987,900		Year end	11/9/2023
2023	101	FV	362,200	1800	.96	548,400	912,400	912,400	Year end	11/3/2022
2022	101	FV	334,200	2800	.96	497,000	834,000	834,000	Year End Roll	10/19/2021
2021	101	FV	334,500	2800	.96	428,400	765,700	765,700	Year End Roll	10/15/2020
2020	101	FV	307,900	2800	.96	435,300	746,000	746,000	Year End Roll	9/26/2019
2019	101	FV	297,800	2800	.96	420,900	721,500	721,500	Create Final va	6/4/2019
2018	101	FV	297,800	1700	.96	420,900	720,400	720,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES OLIVER W	58575-95		2/28/2012		605,000	No	No		
MURPHY EDWARD W	16060-40		3/19/1985		175,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2004	3050	ROOF		C	3/14/2005			
6/21/1994	501-94	APARTMEN	15,000	C	8/24/1995			
6/9/1994	488-94	ROOF		C	8/24/1995			
5/26/1994	470-94	RENOVATI	1,000	C	8/24/1995			
6/8/1993	259	POOL	4,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPECTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
1/14/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 20 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:	

Parcel ID	177 64 0
Entered Lot Size	
Total Land:	
Land Unit Type:	
PRINT	
Date	09/26/25
Time	14:38:28
LAST REV	
Date	04/06/18
Time	11:30:06
apro	
412	

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