



PROPERTY LOCATION

No	Alt No	Direction/Street/City
240		CONCORD RD, LINCOLN
OWNERSHIP		
Owner 1: ALDEN TR GAIL		
Owner 2: GAIL ALDEN TRUST		
Owner 3:		
Street 1: 240 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	291,600	2,400	0.910	424,300	718,300	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 276.80						/Parcel: 276.80

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/10/13

PREVIOUS OWNER

Owner 1: ALDEN - GAIL CYNTHIA		
Owner 2: -		
Street 1: 240 CONCORD RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,800	2400	.91	431,100	720,300	720,300	Year End Roll	9/26/2019
2019	101	FV	282,200	2400	.91	416,900	701,500	701,500	Create Final value 2019	6/4/2019
2018	101	FV	282,200	2400	.91	416,900	701,500	701,500	Year End Roll	9/28/2017
2017	101	FV	277,500	2400	.91	404,600	684,500	684,500	Year End Roll	9/29/2016
2016	101	FV	275,100	2400	.91	404,600	682,100	682,100	Year End Roll	1/14/2016
2015	101	FV	268,000	2400	.91	342,900	613,300	613,300	Year End	10/2/2014
2014	101	FV	249,200	2400	.91	307,600	559,200	559,200	Year End Roll	1/23/2014
2013	101	FV	236,800	2400	.95	301,000	540,200	540,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALDEN,GAIL CYNT	72320-237		3/12/2019	FAMILY		1	No	No		
ALDEN TR,GAIL C	72302-111		3/6/2019	FAMILY		1	No	No		
ALDEN,GAIL C	65205-67		4/13/2015	CONVENIENC		100	No	No		
ALDEN,DONALD F	64730-560		12/30/2014	FAMILY		1	No	No		
ALDEN DONALD F,	49959-477		8/17/2007	FAMILY		1	No	No		
SICHEL ENID,	28316-180		3/17/1998		405350	No	No			
FRASER DONALD C	13895-257		2/4/1980		124500	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6880	GAR-STUD	120,000	O	5/16/2018			Construct unheated
2/16/2016	6345	MANUAL	8,000	C				Sheet metal work t
3/21/2013	5347	MANUAL	100	C				sheet metal work f
2/6/2013	5320	RENOVATI	8,000	C	6/10/2013			bath remodel
11/7/2005	3309	RENOVATI	15,000	C				reno gar io office
3/24/2003	2659	RENOVATI	19,417	C	6/17/2003			kitchen 6/17 75%
12/2/1993	399	ROOF		C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPECTD	50	
6/17/2003	MEAS+INSPECTD	615	
4/8/1999	MEAS+INSPECTD	600	
5/31/1996	MEAS+INSPECTD	606	
12/27/1995	MEAS+INSPECTD	606	
12/22/1993	PERMIT VISIT	600	
6/1/1987	INSPECTED	601	

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39639.6		SQUARE FE	PRIME SITE		0	6.25	1.713	R2									424,324						424,300	

Total AC/HA:	0.91000	Total SF/SM:	39639.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	424,324	Spl Credit	Total:	424,300
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