



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ST ANNES EPISCOPAL CHURCH
 Owner 2:
 Owner 3:
 Street 1: 147 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	
906	354,400	13,000	2.520	580,500	947,900	
Total Card		354,400	13,000	2.520	580,500	947,900
Total Parcel		354,400	13,000	2.520	580,500	947,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 434.02		/Parcel: 434.02		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/09/97
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	906	FV	331,100	13000	2.52	580,500	924,600	924,600	Year End Roll	9/26/2019
2019	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Create Final value 2019	6/4/2019
2018	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Year End Roll	9/28/2017
2017	906	FV	315,400	13000	2.52	532,500	860,900	860,900	Year End Roll	9/29/2016
2016	906	FV	305,200	13000	2.52	517,300	835,500	835,500	Year End Roll	1/14/2016
2015	906	FV	294,000	13000	2.52	480,500	787,500	787,500	Year End	10/2/2014
2014	906	FV	291,100	13000	2.52	432,500	736,600	736,600	Year End Roll	1/23/2014
2013	906	FV	285,500	13000	2.52	420,500	719,000	719,000	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	18:10:18

LAST REV

Date	Time
06/27/19	14:34:23

apro
2056

USER DEFINED

Prior Id # 1:	77 4 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:	

NARRATIVE DESCRIPTION

This Parcel contains 2.52 ACRES of land mainly classified as CHURCH with a(n) CONVENT'NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11020-182		12/1/1965			0	No	No		

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/8/2018	7248	SOLAR PA	21,710	C	1/22/2019			Install 14 additio
3/30/2018	7020	SHEET MT	18,000	C				Sheet metal work f
10/19/2017	6895	RENO-ADD	550,000	C	9/7/2018			Demo two wings of
11/18/2016	6628	SOLAR PA	41,729	C	2/27/2017			Install solar pane
1/8/2007	3599	ROOF		C				Strip & re-roof dw
4/4/1996	919-96	RENOVATI	85,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/1997	MEAS+INSPCTD	602	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
906	CHURCH		0.683		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									20,490						20,500	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	2.51955	Total SF/SM:	109751.60	Parcel LUC:	906 CHURCH	Prime NB Desc	RES CAT 3	Total:	580,490	SpI Credit		Total:	580,500
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