

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOCKEL SCOTT MYRON
Owner 2:	YOCKEL LAUREN VAUGHAN
Owner 3:	
Street 1:	177 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CAINE - JACKSON A
Owner 2:	CAINE - CAROLYN
Street 1:	177 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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

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		41382		SQUARE FE	PRIME SITE		0	7.	1.653	R3									478,902						478,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	153,600		0.950	478,900	632,500
Total Card	153,600		0.950	478,900	632,500
Total Parcel	153,600		0.950	478,900	632,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		467.13	/Parcel: 467.13

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

GIS Ref
GIS Ref
Insp Date
08/07/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,200	0	.95	434,400	586,600	586,600	Year End Roll	9/26/2019
2019	101	FV	138,000	0	.95	420,100	558,100	558,100	Create Final value 2019	6/4/2019
2018	101	FV	138,000	0	.95	420,100	558,100	558,100	Year End Roll	9/28/2017
2017	905	FV	136,600	0	.95	407,800	544,400	544,400	Year End Roll	9/29/2016
2016	905	FV	135,200	0	.95	407,800	543,000	543,000	Year End Roll	1/14/2016
2015	905	FV	132,300	0	.95	345,500	477,800	477,800	Year End	10/2/2014
2014	905	FV	121,100	0	.95	309,900	431,000	431,000	Year End Roll	1/23/2014
2013	905	FV	118,400	0	.95	301,000	419,400	419,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAINE,JACKSON A	71709-174		10/4/2018		679000	No	No			
THE FOOD PROJEC	69308-367		5/19/2017	INVOLV CHARI	601000	No	No			
MOLLER CYNTHIA,	43830-167		10/1/2004	INVOLV CHARI	435000	No	No			
M LILLIAN HUMPH	12288-581		9/19/1972		45000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	10/22/20	18:13:41
LAST REV	Date	Time
	07/06/20	08:35:34
apro		
2087		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2011	4867	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
5/10/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

