



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIENKIEWICZ ERIN A
Owner 2:	STONE CHRISTOPHER J
Owner 3:	
Street 1:	173 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4115 Type:

PREVIOUS OWNER

Owner 1:	SELSING - ERIK
Owner 2:	SELSING - JOELLEN A
Street 1:	173 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4115

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	396,300		1.000	483,500	879,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 270.56						/Parcel: 270.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,900	0	1.	438,600	790,500	790,500	Year End Roll	9/26/2019
2019	101	FV	338,900	0	1.	424,100	763,000	763,000	Create Final value 2019	6/4/2019
2018	101	FV	338,900	0	1.	424,100	763,000	763,000	Year End Roll	9/28/2017
2017	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	9/29/2016
2016	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	1/14/2016
2015	101	FV	317,100	0	1.	348,800	665,900	665,900	Year End	10/2/2014
2014	101	FV	313,700	0	1.	312,900	626,600	626,600	Year End Roll	1/23/2014
2013	101	FV	306,900	0	1.	303,900	610,800	610,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SELSING,ERIK	72820-189		6/25/2019		981500	No	No			
MICHAEL COPPOLI	18151-420		5/22/1987		260000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/1994	544-94	ADDITION	200,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

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

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	483,476	SpI Credit		Total:	483,500
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