



PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		CONCORD RD, LINCOLN
OWNERSHIP		
Owner 1: LAHNSTEIN TR RICHARD K		
Owner 2:		
Owner 3: LAHNSTEIN RICHARD K TRUST		
Street 1: 192 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4121	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	119,700	200	1.070	384,900	504,800
Total Card 119,700 200 1.070 384,900 504,800					
Total Parcel 119,700 200 1.070 384,900 504,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 496.36		/Parcel: 496.36	

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

Insp Date	11/13/18
-----------	----------

PREVIOUS OWNER

Owner 1: LAHNSTEIN RICHARD K -		
Owner 2: -		
Street 1: 192 CONCORD RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4121	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	105,700	200	1.07	332,400	438,300	438,300	Year End Roll	9/26/2019
2019	101	FV	102,400	200	1.07	317,700	420,300	420,300	Create Final value 2019	6/4/2019
2018	101	FV	102,400	200	1.07	317,700	420,300	420,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	1.07	317,700	418,200	418,200	Year End Roll	9/29/2016
2016	101	FV	100,300	200	1.07	308,600	409,100	409,100	Year End Roll	1/14/2016
2015	101	FV	96,000	200	1.07	244,900	341,100	341,100	Year End	10/2/2014
2014	101	FV	94,900	200	1.07	235,100	330,200	330,200	Year End Roll	1/23/2014
2013	101	FV	92,700	200	1.07	230,900	323,800	323,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAHNSTEIN RICHA	47445-78		5/9/2006	FAMILY		1	No	No
LAHNSTEIN KARL	11352-31		7/19/1967	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/18/1995	659-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46609		SQUARE FE	PRIME SITE		0	5.5	1.501	R1									384,905						384,900	

Total AC/HA:	1.07000	Total SF/SM:	46609.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	384,905	SpI Credit	Total:	384,900
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

