



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: SHEAHAN MICHAEL C
 Owner 2: RICE-SHEAHAN DIANA
 Owner 3:
 Street 1: 219 CONCORD ROAD
 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
101	234,800	10,100	0.980	430,000	674,900
Total Card		234,800	10,100	0.980	674,900
Total Parcel		234,800	10,100	0.980	674,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 319.80		/Parcel: 319.80	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
06/10/13	

PREVIOUS OWNER

Owner 1: KOSS - JEFFREY D
 Owner 2: -
 Street 1: 219 CONCORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-5112

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,900	10100	.98	436,900	672,900	672,900	Year End Roll	9/26/2019
2019	101	FV	223,900	10100	.98	422,500	656,500	656,500	Create Final value 2019	6/4/2019
2018	101	FV	223,900	10100	.98	422,500	656,500	656,500	Year End Roll	9/28/2017
2017	101	FV	219,800	10100	.98	410,100	640,000	640,000	Year End Roll	9/29/2016
2016	101	FV	217,800	10100	.98	410,100	638,000	638,000	Year End Roll	1/14/2016
2015	101	FV	211,800	10100	.98	347,500	569,400	569,400	Year End	10/2/2014
2014	101	FV	195,600	10100	.98	311,700	517,400	517,400	Year End Roll	1/23/2014
2013	101	FV	152,000	9600	.98	302,700	464,300	464,300	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	19:00:26

LAST REV

Date	Time
09/08/20	10:53:33

apro 2457

USER DEFINED

Prior Id # 1:	97 19 1
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 .98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily WOOD 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
KOSS,JEFFREY D	64960-418		2/25/2015		645000	No	No			
Gable,Bruce Ken	60204-302		10/9/2012	OTHER	385000	No	No			short sale 10/9/2012
Gable,Bruce Ken	1424-107		10/9/2012	SUBSEQUENT S	385000	No	No			
GABLE, BRUCE KE	26830-467		11/18/1996	CONVENIENC		1	No	No		
MCINNIS DONALD	13673-637		4/18/1979		119000	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/27/2019	R-19-0127	RENO-ADD	136,000	C	12/23/2019			New mudroom; new d
12/27/2012	5288	MANUAL	5,700	C				sheet metal work f
11/5/2012	5221	RENOVATI	1,920	C				in-fill living roo
8/6/2012	5121	RENOVATI	10,000	C	6/10/2013			reno 2 bths & kit

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	Cnfmdbldgdpt	624	W Coelho
3/1/2016	SALES INSP	618	G BOURGAULT
6/10/2013	MEAS/EXT INS	25	D ERSKINE
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
1/24/1996	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		42688.80078		SQUARE FE	PRIME SITE		0	6.25	1.612	R2									430,042						430,000	

Total AC/HA: 0.98000	Total SF/SM: 42688.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 430,042	Spl Credit	Total: 430,000
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