Map	Lot	Sublot	Building	Unit	CARD
139	3	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,169,800	/	2,169,800
USE VALUE:	2,169,800	/	2,169,800
ASSESSED:	2,169,800	/	2,169,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		OLD CONCORD RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	GRINDLAY TR JONATHAN E
Owner 2:	GRINDLAY TR SANDRA K
Owner 3:	J GRINDLAY & S GRINDLAY REV TR
Street 1:	145 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	GRINDLAY - JONATHAN E
Owner 2:	GRINDLAY - SANDRA K
Street 1:	145 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This parcel contains 7.437 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1940, having primarily STUCCO Exterior and 3996 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.437	1,087,800	400	1,081,600	2,169,800
Total Card	7.437	1,087,800	400	1,081,600	2,169,800
Total Parcel	7.437	1,087,800	400	1,081,600	2,169,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.99 | /Parcel: 542.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/24/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139 3 0

!1565!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,024,900	400	7.437	1,051,200	2,076,500		Year End Roll	12/2/2024
2024	101	FV	988,400	400	7.437	1,025,600	2,014,400		Year end	11/9/2023
2023	101	FV	850,000	400	7.437	873,600	1,724,000	1,724,000	Year end	11/3/2022
2022	101	FV	710,600	400	7.437	801,600	1,512,600	1,512,600	Year End Roll	10/19/2021
2021	101	FV	686,600	400	7.437	833,600	1,520,600	1,520,600	Year End Roll	10/15/2020
2020	101	FV	706,800	400	7.437	833,600	1,540,800	1,540,800	Year End Roll	9/26/2019
2019	101	FV	716,500	400	7.437	830,400	1,547,300	1,547,300	Create Final va	6/4/2019
2018	101	FV	716,500	400	7.437	830,400	1,547,300	1,547,300	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	16:41:25

LAST REV	
Date	Time
05/28/25	13:41:00
blakeley	

USER DEFINED

Prior Id # 1:	58 2 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRINDLAY,JONATH	83662-576		1/9/2025	MULTI-PARCEL	1	No	No		
ALLEN SUSAN TR	51133-52		5/5/2008	MULTI-PARCEL	2,125,000	No	No		
BOOTH WILLIAM T	51132-426		5/5/2008	MULTI-PARCEL	2,900,000	No	No		Sold to RLF and included land in Concord
BOOTH WILLIAM N	48617-64		12/6/2006	FAMILY	1	No	No		
BOOTH ROBERT H,	44652-215		2/16/2005	CONVENIENC	1	No	No		
	6441-115		10/19/1940			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2025	R-25-0060	ROOF	33,850	C				strip & roof
9/19/2008	4054	RENOVATI	200,000	C	7/15/2010			enc porch;expand k
5/16/2007	3687	REMOVE		C	6/24/2008			remove an old shed

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/15/2010	PERMIT VISIT	25	D ERSKINE
5/26/2009	MEAS+INSPCTD	25	D ERSKINE
6/24/2008	PERMIT VISIT	100	
6/12/2007	MEAS+INSPCTD	100	
4/29/2006	MEAS/EXT INS	615	
4/20/1996	MEAS/EXT INS	606	

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		5.6		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									39,200						39,200	Cons Restr, Wetlan

Total AC/HA:	7.43655	Total SF/SM:	323936	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,081,600	Spl Credit		Total:	1,081,600

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	3 - CONCRETE		
Prime Wall:	6 - STUCCO		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

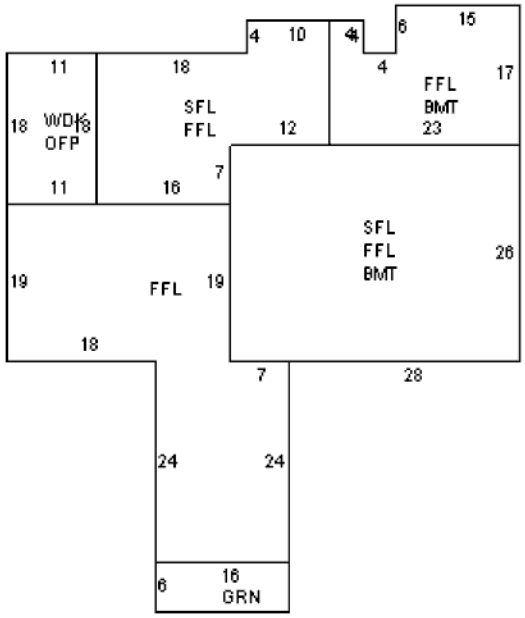
OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

WELL BUILT STRUCTURALLY .

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	3	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.90015018
Const Adj.:	0.98396254
Adj $ / SQ:	147.914
Other Features:	68750
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1440831
Depreciation:	353004
Depreciated Total:	1087827

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	999500.0000

Juris. Factor:		Before Depr:	295.83
Special Features:	0	Val/Su Net:	188.95
Final Total:	1087800	Val/Su SzAd	272.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,626	147.910	388,423
SFL	2ND FLOOR	1,370	147.910	202,643
BMT	BASEMENT	1,269	36.980	46,926
OFP	OPEN PORCH	198	16.050	3,178
WDK	WOOD DECK	198	22.950	4,544
GRN	GRN	96	62.010	5,953

Net Sketched Area:	5,757			Total:	651,667
Size Ad	3996	Gross Area	5757	FinArea	3996

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139 3 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10X20	F	PR	1940	14.44	T	85	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro **Patriot Properties, Inc**