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

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,648,100	/	2,648,100
USE VALUE:	2,648,100	/	2,648,100
ASSESSED:	2,648,100	/	2,648,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ORGEL TR ROBERT S
Owner 2:	ORGEL TR ELIZABETH N
Owner 3:	ROBERT ORGEL FAMILY REVOC TRS
Street 1:	237 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORGAN TR - HENRY M
Owner 2:	-
Street 1:	PO BOX 21
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This parcel contains 8.71 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2018, having primarily WOOD Exterior and 4524 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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
132	3.800			26,600	26,600
101	4.910	1,463,900	43,400	1,114,200	2,621,500
Total Card	8.710	1,463,900	43,400	1,140,800	2,648,100
Total Parcel	8.710	1,463,900	43,400	1,140,800	2,648,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 585.29 | /Parcel: 585.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/22/10

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139 1 0

!1594!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,380,100	40600	8.71	1,110,400	2,531,100		Year End Roll	12/2/2024
2024	101	FV	1,331,000	40600	8.71	1,076,300	2,447,900		Year end	11/9/2023
2023	101	FV	1,145,000	40600	8.71	924,300	2,109,900	2,109,900	Year end	11/3/2022
2022	101	FV	994,500	40300	8.71	852,300	1,887,100	1,887,100	Year End Roll	10/19/2021
2021	101	FV	961,200	40300	8.71	884,300	1,885,800	1,885,800	Year End Roll	10/15/2020
2020	101	FV	989,500	40300	8.71	884,300	1,914,100	1,914,100	Year End Roll	9/26/2019
2019	101	FV	400,300	32800	8.71	881,100	1,314,200	1,314,200	Create Final va	6/4/2019
2018	101	FV	255,200	11800	8.71	881,100	1,148,100	1,148,100	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	16:43:59

LAST REV	
Date	Time
08/12/19	12:06:27
apro	

USER DEFINED

Prior Id # 1:	59 9 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. 1594

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN TR,HENRY	67451-508		6/17/2016	DIVORCE/ESTA	1,050,000	No	No		
HENRY + GWEN MO	20925-91		12/20/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2018	7106	SOLAR PA	44,614	C	10/2/2018			Install solar pane
5/14/2018	7068	POOL	107,700	C				Construct an ingro
3/9/2018	7001	SHEET MT	57,000	C				Sheet metal work t
7/24/2017	6803	NEW HOME	1,500,000	C	11/9/2018			Single family home
6/5/2017	6760	DEMOLITI	15,000	C	1/16/2018			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2019	PERMIT VISIT	623	M Larson
1/28/2019	PERMIT VISIT	622	K Cuoco
2/1/2018	PERMIT VISIT	621	N Cramer
1/16/2018	PERMIT VISIT	618	G BOURGAULT
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
5/23/1996	MEAS+INSPCTD	606	
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		1.793		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									62,755						62,800	
101	ONE FAM		1.28		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									8,960						9,000	Wetland
132	UNDEV		3.8		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									26,600						26,600	Cons Restr, Wetlan

Total AC/HA:	8.70955	Total SF/SM:	379388	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,140,715	Spl Credit		Total:	1,140,800

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

BATH FEATURES

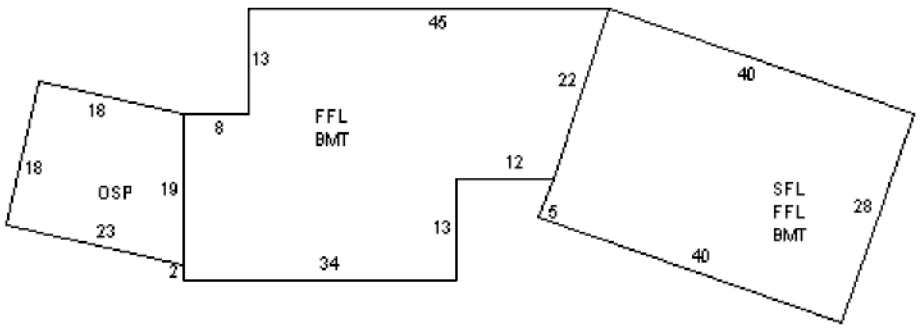
Full Bath	5	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2018	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST 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:	11	BRs:	5	Baths:	5	HB	1				

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	2.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.91750419
Const Adj.:	0.97089994
Adj $ / SQ:	148.764
Other Features:	77584
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1493730
Depreciation:	29875
Depreciated Total:	1463855

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	998000.0000

Juris. Factor:		Before Depr:	297.53
Special Features:	0	Val/Su Net:	227.28
Final Total:	1463900	Val/Su SzAd	408.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,480	51.320	127,283
FFL	1ST FLOOR	2,480	148.760	368,936
SFL	2ND FLOOR	1,102	148.760	163,938
OSP	SCRN PORCH	379	24.070	9,124

Net Sketched Area:	6,441			Total:	669,281
Size Ad	3582	Gross Area	6441	FinArea	4524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	38	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

139 1 0

SPEC FEATURES/YARD ITEMS

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
3	GARAGE	D	Y	1	28x26	G	AV	2018	48.15	T	6	101			33,000			33,000
19	PATIO	D	Y	1	10x60	A	AV	2018	14.98	T	25	101			6,700			6,700
12	POOL I-G	D	Y	1		A	AV	2018	0.00	T	25	101						
66	CANOPY	D	Y	1	35x6	A	AV	2018	23.54	T	25	101			3,700			3,700

More:	N	Total Yard Items:	43,400	Total Special Featues:	
				Total:	43,400