



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	3.000	827,800	1,200	1,083,100	1,912,100	
Total Card		3.000	827,800	1,200	1,083,100	1,912,100
Total Parcel		3.000	827,800	1,200	1,083,100	1,912,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 508.59		/Parcel: 508.59		

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

OWNERSHIP

Owner 1:	FLEMING TR JAMES
Owner 2:	FLEMING TR NANCY
Owner 3:	J FLEMING & N FLEMING TRUSTS
Street 1:	110 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	772,000	1100	3.	1,052,700	1,825,800		Year End Roll	12/2/2024
2024	101	FV	753,400	1100	3.	1,026,900	1,781,400		Year end	11/9/2023
2023	101	FV	692,900	1100	3.	874,900	1,568,900	1,568,900	Year end	11/3/2022
2022	101	FV	598,400	700	3.	802,900	1,402,000	1,402,000	Year End Roll	10/19/2021
2021	101	FV	551,300	700	3.	834,900	1,386,900	1,386,900	Year End Roll	10/15/2020
2020	101	FV	545,700	700	3.	834,900	1,381,300	1,381,300	Year End Roll	9/26/2019
2019	101	FV	476,300	700	3.	831,700	1,308,700	1,308,700	Create Final va	6/4/2019
2018	101	FV	476,300	700	3.	831,700	1,308,700	1,308,700	Year End Roll	9/28/2017

Parcel ID 140 17 0

!1756!

PREVIOUS OWNER

Owner 1:	FLEMING - JAMES
Owner 2:	FLEMING - NANCY
Street 1:	110 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEMING,JAMES	83048-547		7/26/2024	CONVENIENC		1	No	No	
TORRIANI,MARTIN	73617-514		11/8/2019		1,475,000	No	No		
MACDOWELL BRUCE	58606-549		3/2/2012		1,240,000	No	No		
ROEHR MARCIA,	47448-459		5/9/2006		1,450,000	No	No		
CECILIA VAN HOL	15601-112		6/15/1984		305,000	No	No		

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This parcel contains 3. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily STUCCO Exterior and 3760 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2025	P-25-0014	BATH	4,500					
1/17/2025	R-25-0015	BATH	42,300	O				
3/23/2023	W-23-0003	W/S FLUE	8,700	C	4/12/2023			Install wood burni
6/29/2021	R-21-0150	SOLAR PA	51,678	C	9/16/2021			Install roof-mount
1/28/2020	R-20-0013	MANUAL	12,500	C				Open wall between
5/17/2019	R-19-0058	BATH	9,500	C	8/26/2019			Bathroom remodel &
4/9/2018	7027	ROOF	7,900	C				Strip & re-roof pa
5/9/2013	5405	ROOF	29,600	C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	CHG FM OTHER	624	W Coelho
6/8/2020	QUESTIONNAIR	624	W Coelho
4/26/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
4/20/1996	MEAS/EXT INS	606	

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

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,705						40,700	

Sign: VERIFICATION OF VISIT NOT DATA

