

141

17

0

1 of 1

RESIDENTIAL

Total Card /

Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

717,800 /

717,800

USE VALUE:

717,800 /

717,800

ASSESSED:

717,800 /

717,800

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COTTERPONG NICHOLAS
Owner 2:	COTTERPONG LINDSAY
Owner 3:	
Street 1:	106 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COTOIA - LUCY MARY ANNE
Owner 2:	-
Street 1:	263 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5120

NARRATIVE DESCRIPTION

This parcel contains .46 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1910, having primarily ALUMINUM Exterior and 1231 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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

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		20037.59961		SQUARE FE	PRIME SITE		0	8.76	3.09	R2									543,220						543,200	

Total AC/HA:	0.46000	Total SF/SM:	20038	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	543,220	SpI Credit	Total:	543,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.460	171,500	3,100	543,200	717,800
Total Card	0.460	171,500	3,100	543,200	717,800
Total Parcel	0.460	171,500	3,100	543,200	717,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		583.29	/Parcel: 583.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	160,900	2900	.46	537,600	701,400		Year End Roll	12/2/2024
2024	101	FV	154,200	2900	.46	527,100	684,200		Year end	11/9/2023
2023	101	FV	136,700	2900	.46	496,100	635,700	635,700	Year end	11/3/2022
2022	101	FV	118,900	2900	.46	449,600	571,400	571,400	Year End Roll	10/19/2021
2021	101	FV	103,200	2900	.46	387,600	493,700	493,700	Year End Roll	10/15/2020
2020	101	FV	99,000	2900	.46	393,800	495,700	495,700	Year End Roll	9/26/2019
2019	101	FV	99,000	2900	.46	380,700	482,600	482,600	Create Final va	6/4/2019
2018	101	FV	99,000	2900	.46	380,700	482,600	482,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COTOIA,LUCY MAR	67945-520		9/1/2016		525,000	No	No		
ANTHONY/LUCY CO	11277-75		1/19/1967	FAMILY		No	No		

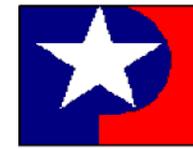
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2024	R-24-0122	SOLAR PA	22,508	C				Roof top solar pan
6/26/2023	R-23-0157	WDK	30,000	O	6/26/2023			New metal roof, do
10/23/1998	1559	ROOF		C	2/20/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
2/20/1999	MEAS/EXT INS	602	
5/6/1996	MEAS+INSPCTD	606	
1/23/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6160
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:	

PRINT

Date	Time
09/26/25	17:04:09

LAST REV

Date	Time
11/26/24	13:43:25

blakeley
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