Total Card / Total Parcel
APPRAISED: **742,200 / 742,200**
USE VALUE: **742,200 / 742,200**
ASSESSED: **742,200 / 742,200**

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	1.200	60,800	4,800	676,600	742,200
Total Card	1.200	60,800	4,800	676,600	742,200
Total Parcel	1.200	60,800	4,800	676,600	742,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 185.55   /Parcel: 185.55

OWNERSHIP

Unit #:

Owner 1:	MDEPAULA LLC
Owner 2:	
Owner 3:	
Street 1:	110 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01773	Type:	

Legal Description

User Acct: 0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date: 11/16/21

!1767!

PREVIOUS OWNER

Owner 1:	FORTI - FRANK
Owner 2:	-
Street 1:	110 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773

PREVIOUS ASSESSMENT

Parcel ID: 140 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	334	FV	59,000	4500	1.2	657,000	720,500		Year End Roll	12/2/2024
2024	334	FV	53,100	4500	1.2	644,000	701,600		Year end	11/9/2023
2023	334	FV	53,100	4500	1.2	580,200	637,800	637,800	Year end	11/3/2022
2022	334	FV	53,100	23100	1.2	731,800	808,000	808,000	Year End Roll	10/19/2021
2021	334	FV	53,100	23100	1.2	483,500	559,700	559,700	Year End Roll	10/15/2020
2020	334	FV	53,100	23100	1.2	483,500	559,700	559,700	Year End Roll	9/26/2019
2019	334	FV	51,400	23100	1.2	470,400	544,900	544,900	Create Final va	6/4/2019
2018	334	FV	51,400	23100	1.2	470,400	544,900	544,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:04:20

LAST REV

Date	Time
05/05/23	13:26:22

blakeley

PAT ACCT. 1767

USER DEFINED

Prior Id # 1:	61 7 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as SERV ST with a REPAIR GAR Building built about 1928, having primarily CONC BLOCK Exterior and 4000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTI,FRANK	1601-66		4/21/2023		780,000	No	No		
LINCOLN FUELS L	1479-127		10/1/2015	OTHER	440,000	No	No		INTENTIONALLY SOLD BELOW MARKET FOR DEMO OR R
RD MCCART INC,	1324-17		7/28/2006		825,000	No	No		
H. B. KNOWLES,	1123-124		3/8/1994	INTRA-CORP	200,000	No	No		
	12925-433		1/22/1976	CONVENIENC		No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2021	MEC-21-001	MANUAL	10,500	O				Install 5-ton syst
7/29/2010	4535	GARAGE	300	C				replace gar door
5/21/2010	4469	FENCE		C				fence along back p
7/7/2008	3989	FENCE		C				chain link fench a
3/9/1994	435	RENOVATI	10,000	C	6/18/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	ABATE-INSPEC	625	J Frank
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	

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
334	SERV ST		52272		SQUARE FE	PRIME SITE		0	16.18	0.80	CA	1.00		LOCATIO	-20					676,609						676,600	21 E PROBLEM

Total AC/HA: 1.20000   Total SF/SM: 52272   Parcel LUC: 334 SERV ST   Prime NB Desc: COM AV   Total: 676,609   Spl Credit   Total: 676,600

EXTERIOR INFORMATION

Field	Value
Type:	39 - REPAIR GAR
Sty Ht:	1 - 1
(Liv) Units:	1	Total: 1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	26 - WOOD	25 %
Roof Struct:	4 - FLAT
Roof Cover:	10 - ROLLED
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	D - FAIR
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	N - NONE
Prim Floors:	12 - CONCRETE
Sec Floors:	4 - CARPET	25 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

Type	Value	Rating
Full Bath	0	NONE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	3	AVERAGE
A HBth:		
OthrFix:		

OTHER FEATURES

Type	Value	Rating
Kits:	0	NONE
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	FR - Fair	45. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	45	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	34.00
Size Adj.:	1.20000005
Const Adj.:	0.89860076
Adj $ / SQ:	36.663
Other Features:	0
Grade Factor:	0.70
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	110458
Depreciation:	49706
Depreciated Total:	60752

COMMENTS

lot size from orig 1.82A less .64 for lot 61-7-1 see sale 3/99..

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | | | # Units | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths: 0		HB 3					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0.00000

Field	Value	Field	Value
Juris. Factor:		Before Depr:	25.66
Special Features:	0	Val/Su Net:	15.20
Final Total:	60800	Val/Su SzAd	15.20

SKETCH

80, 30, SPA, 38, 20, OFC, 42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,240	36.660	118,788
OFC	OFFICE	760	51.330	39,009

	Net Sketched Area:	4,000	Total:	157,797
Size Ad	4000	Gross Area	4000	FinArea 4000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 140 2 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
85	PAVING	D	Y	1	10000	A	AV	2005	0.96	T	50	334			4,800			4,800

More: N		Total Yard Items:	4,800	Total Special Featues:		Total:	4,800