

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WELTON THOMAS EDWARD
Owner 2:	WELTON ALISON BETH
Owner 3:	
Street 1:	108 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	MASTERSON - MAUREEN
Owner 2:	SANTAMARIA - ROBERTO
Street 1:	108 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3600

NARRATIVE DESCRIPTION

This parcel contains .667 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1930, having primarily CLAPBOARD Exterior and 2084 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 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

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		29044.8		SQUARE FE	PRIME SITE		0	8.76	2.23	R2									566,891						566,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.667	425,800	13,600	566,900	1,006,300
Total Card 0.667 425,800 13,600 566,900 1,006,300					
Total Parcel 0.667 425,800 13,600 566,900 1,006,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 482.92		/Parcel: 482.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	400,900	12700	.667	442,000	855,600		Year End Roll	12/2/2024
2024	101	FV	398,600	12700	.667	433,600	844,900		Year end	11/9/2023
2023	101	FV	350,100	12700	.667	453,000	815,800	815,800	Year end	11/3/2022
2022	101	FV	301,500	15500	.667	409,600	726,600	726,600	Year End Roll	10/19/2021
2021	101	FV	288,900	15500	.667	355,900	660,300	660,300	Year End Roll	10/15/2020
2020	101	FV	259,500	15500	.667	307,400	582,400	582,400	Year End Roll	9/26/2019
2019	101	FV	252,700	15500	.667	293,800	562,000	562,000	Create Final va	6/4/2019
2018	101	FV	225,300	15500	.667	293,800	534,600	534,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASTERSON,MAURE	1582-106		12/2/2021		930,000	No	No		
MERFELD,DANIEL	69506-339		6/27/2017		750,000	No	No		
FLORY WILLIAMSO	29980-041		3/10/1999		315,000	No	No		
FLORY ELIZABETH	1120-99		12/14/1993	FAMILY		1	No		HUSBAND + WIFE
H.B. KNOWLES, I	21913-555		4/6/1992		190,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2021	R-21-0063	ROOF	7,989	C	4/23/2021			Strip & re-roof dw
9/14/2012	5162	WINDOWS	21,424	C				replace 20 windows
7/14/2010	4518	GARAGE	38,500	C	6/30/2011			construct detached
1/24/2006	3344	ADDITION	180,000	C	6/13/2006			rear & side of hou

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
5/24/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
3/27/2000	MEAS+INSPCTD	600	
1/23/1996	MEAS/EXT INS	606	
7/5/1994	FIELDREV CHG	600	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6171
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	17:04:27

LAST REV

Date	Time
06/25/25	16:36:17

apro	1768
------	------

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

