

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KASPER CAROLE M
Owner 2:	KASPER CHRISTIAN G
Owner 3:	
Street 1:	140 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4100 Type:

PREVIOUS OWNER

Owner 1:	JONES ANNE L TR -
Owner 2:	JONES GRAHAM E TR -
Street 1:	140 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4100

NARRATIVE DESCRIPTION

This parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1809, having primarily CLAPBOARD Exterior and 2758 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									23,205						23,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2.500	919,400	11,700	981,600	1,912,700	3914	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 693.51						/Parcel: 693.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	889,700	10800	2.5	953,600	1,854,100		Year End Roll	12/2/2024
2024	101	FV	853,500	10800	2.5	931,900	1,796,200		Year end	11/9/2023
2023	101	FV	727,800	10800	2.5	759,900	1,498,500	1,498,500	Year end	11/3/2022
2022	101	FV	631,900	11600	2.5	704,700	1,348,200	1,348,200	Year End Roll	10/19/2021
2021	101	FV	689,000	11600	2.5	659,900	1,360,500	1,360,500	Year End Roll	10/15/2020
2020	101	FV	732,500	11600	2.5	683,900	1,428,000	1,428,000	Year End Roll	9/26/2019
2019	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Create Final va	6/4/2019
2018	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES ANNE L TR	53545-365		9/16/2009		1,320,000	No	No		
JONES ANNE L,	50569-118		1/8/2008	FAMILY	100	No	No		
PAGANO ROBERT P	49197-166		3/29/2007		1,525,000	No	No		
PAGANO ROBERT P	34023-47		11/9/2001	CONVENIENC	1	No	No		
DEWEY, EDWARD	24752-151		8/2/1994		675,000	No	No		
EDWARD + ZELLA	14570-533		3/29/1982	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2009	4308	RENOVATI	15,000	C	7/15/2010			replace win;add in
9/8/2009	4258	RENOVATI	14,000	C	7/15/2010			reframe fl & patch
3/25/2009	4139	RENOVATI	24,500	C	7/15/2010			remove stairway an
5/9/2005	3172	WDK	3,000	C				
10/12/2004	3063	RENOVATI	22,000	C				construct mudroom
7/21/2004	2983	RENOVATI	25,000	C	5/14/2005			bathroom & closet
8/10/1999	1772	ROOF		C	4/18/2000			4/18/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPCTD	50	
6/13/2006	MEAS/EXT INS	50	
5/14/2005	MEAS+INSPCTD	615	
4/18/2000	MEAS/EXT INS	611	
1/27/1996	MEAS/EXT INS	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	77 2 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:	

