

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	LINCOLN FUELS LLC -
Owner 2:	-
Street 1:	110 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as SERV ST with a(n) REPAIR GAR Building Built about 1928, Having Primarily CONC BLOCK Exterior and ROLLED Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	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 Infru	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	9.	1.000	CA	1.00								470,448						470,400	21 E PROBLEM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
334	51,400	23,100	1.200	470,400	544,900
Total Card		51,400	23,100	1.200	470,400
Total Parcel		51,400	23,100	1.200	470,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		136.23	/Parcel: 136.23

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	334	FV	51,400	23100	1.2	470,400	544,900	544,900	Year End Roll	9/28/2017
2017	334	FV	44,800	23100	1.2	457,400	525,300	525,300	Year End Roll	9/29/2016
2016	334	FV	58,700	23100	1.2	449,500	531,300	531,300	Year End Roll	1/14/2016
2015	334	FV	297,800	23100	1.198	353,100	674,000	674,000	Year End	10/2/2014
2014	334	FV	305,400	23100	1.198	353,100	681,600	681,600	Year End Roll	1/23/2014
2013	334	FV	305,400	23100	1.178	352,500	681,000	681,000	Year End Roll	10/25/2012
2012	334	FV	357,100	23100	1.18	303,300	683,500	683,500	Year End	1/26/2012
2011	334	FV	372,100	23100	1.18	336,700	731,900	731,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN FUELS L	1479-127		10/1/2015	OTHER	440000	No	No			INTENTIONALLY SOLD BELOW MARKET FOR
RD MCCART INC,	1324-17		7/28/2006		825000	No	No			
H. B. KNOWLES,	1123-124		3/8/1994	INTRA-CORP	200000	No	No			
	12925-433		1/22/1976	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	D VELUTTI
8/16/1994	MEAS+INSPCTD	185	CHRIS KEEFE

Sign: VERIFICATION OF VISIT NOT DATA

