

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COTTERPOND NICHOLAS
Owner 2:	COTTERPOND 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(n) BUNGALOW Building Built about 1910, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
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 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	6.25	3.095	R2									387,571						387,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	103,200	2,900	0.460	387,600	493,700
Total Card	103,200	2,900	0.460	387,600	493,700
Total Parcel	103,200	2,900	0.460	387,600	493,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		401.19	/Parcel: 401.19

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	99,000	2900	.46	380,700	482,600	482,600	Year End Roll	9/28/2017
2017	101	FV	92,700	2900	.46	369,600	465,200	465,200	Year End Roll	9/29/2016
2016	101	FV	91,600	2900	.46	369,600	464,100	464,100	Year End Roll	1/14/2016
2015	101	FV	89,500	2900	.46	313,200	405,600	405,600	Year End	10/2/2014
2014	101	FV	85,400	2900	.46	280,900	369,200	369,200	Year End Roll	1/23/2014
2013	101	FV	83,300	2900	.46	272,800	359,000	359,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COTOIA,LUCY MAR	67945-520		9/1/2016		525000	No	No			
ANTHONY/LUCY CO	11277-75		1/19/1967	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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

