



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:				Topo		
D				Street	1	PAVED
s				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	7.25	3.095	R2									449,582						449,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	118,900	2,900	0.460	449,600	571,400
Total Card	118,900	2,900	0.460	449,600	571,400
Total Parcel	118,900	2,900	0.460	449,600	571,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		464.33	/Parcel: 464.33

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
2021	101	FV	103,200	2900	.46	387,600	493,700	493,700	Year End Roll	10/15/2020
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COTOIA,LUCY MAR	67945-520		9/1/2016		525,000	No	No	
ANTHONY/LUCY CO	11277-75		1/19/1967	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

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

EXTERIOR INFORMATION

Type:	2	- BUNGALOW
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	3	- ALUMINUM
Sec Wall:		
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	5	- STEAM
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 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
3	GARAGE		D Y	1	198	A	AV	1910	36.00	T	60	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	34%
Functional:			
Economic:			
Special:			
Override:			
Total:			34%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	1.31022406
Const Adj.:	0.99970198
Adj \$ / SQ:	129.674
Other Features:	24500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	180107
Depreciation:	61237
Depreciated Total:	118871

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMs:	7	BRs:	2	Baths:	1	HB						

REMODELING

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

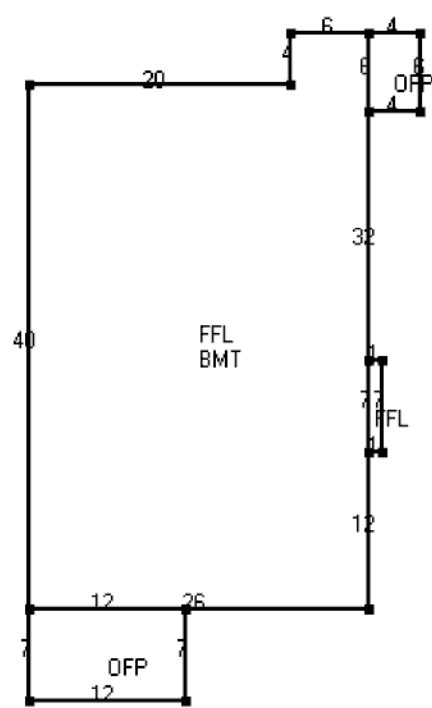
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	372629.3361
Juris. Factor:		Before Depr:	114.11		
Special Features:	0	Val/Su Net:	53.01		
Final Total:	118900	Val/Su SzAd	111.02		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,071	129.670	138,880	
BMT	BASEMENT	1,064	37.280	39,667	
OFF	OPEN PORCH	108	15.000	1,620	
Net Sketched Area:		2,243	Total:	180,167	
Size Ad	1071	Gross Area	2243	FinArea	1231

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15 A		0

IMAGE*AssessPro* Patriot Properties, Inc