



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MASTERSON MAUREEN
Owner 2:	SANTAMARIA ROBERTO
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:	MERFELD - DANIEL M
Owner 2:	-
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(n) CAPE Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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 Influ	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	6.33	2.228	R1									409,636						409,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	301,500	15,500	0.667	409,600	726,600	1148	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 348.69						/Parcel: 348.69	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	225,300	15500	.667	293,800	534,600	534,600	Year End Roll	9/28/2017
2017	101	FV	221,300	15500	.667	293,800	530,600	530,600	Year End Roll	9/29/2016
2016	101	FV	221,300	15500	.667	285,400	522,200	522,200	Year End Roll	1/14/2016
2015	101	FV	213,200	15500	.667	226,500	455,200	455,200	Year End	10/2/2014
2014	101	FV	211,200	15500	.667	217,400	444,100	444,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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	No		HUSBAND + WIFE
H.B. KNOWLES, I	21913-555		4/6/1992		190,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	9/14/2010			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

### EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:	1	- WOOD SHI 25%
Roof Struct:	3 - GAMBREL	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)	
Year Bt:	1930	Eff Yr Bt:
Alt LUC:		Alt %:
Jurisdict:		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:	2 - SOFTWOOD	
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

### DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17%

### CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.03793550
Const Adj.:	1.00979996
Adj \$ / SQ:	107.955
Other Features:	73750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	363220
Depreciation:	61747
Depreciated Total:	301473

### OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	3	Rating: AVERAGE
WSFlue:		Rating:

### CONDO INFORMATION

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

### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	119500.0000
Juris. Factor:		Before Depr:	118.75		
Special Features:	0	Val/Su Net:	81.14		
Final Total:	301500	Val/Su SzAd	144.69		

### COMMENTS

Location adjustment due to property abutting gas station..

### 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: 4		Baths: 3		HB 2					

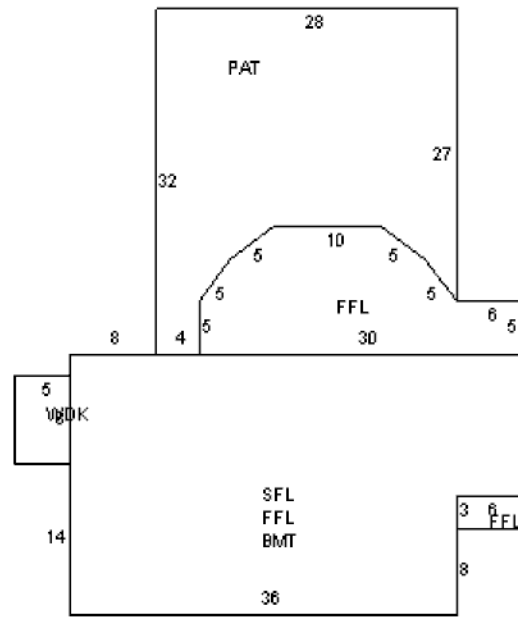
### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,236	107.960	133,432	
BMT	BASEMENT	942	26.990	25,423	
SFL	2ND FLOOR	848	107.960	91,524	
PAT	PATIO	650	7.000	4,550	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		3,716	Total:	256,449	
Size Ad	2083.7999	Gross Area	3810	FinArea	2084

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				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
4	GARAGE/L	D	Y	1	24x23	A	AV	2010	28.00	T	0	101			15,500			15,500

More:	N
Total Yard Items:	15,500
Total Special Features:	
Total:	15,500

### IMAGE

