

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAVELLE RISA M
Owner 2:	
Owner 3:	
Street 1:	100 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	GALE - GREGORY D
Owner 2:	RADER - L MARIA
Street 1:	100 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3600

NARRATIVE DESCRIPTION

This Parcel contains .6 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		26136		SQUARE FE	PRIME SITE		0	8.	2.443	R2									510,726						510,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	265,700	900	0.600	510,700	777,300	1097
Total Card	265,700	900	0.600	510,700	777,300	Entered Lot Size
Total Parcel	265,700	900	0.600	510,700	777,300	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card: 460.49		/Parcel: 460.49		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	236,000	1300	.6	462,800	700,100	700,100	Year End Roll	10/19/2021
2021	101	FV	208,400	1300	.6	399,000	608,700	608,700	Year End Roll	10/15/2020
2020	101	FV	194,500	1300	.6	405,400	601,200	601,200	Year End Roll	9/26/2019
2019	101	FV	198,000	1300	.6	392,000	591,300	591,300	Create Final value 2019	6/4/2019
2018	101	FV	198,000	1200	.6	392,000	591,200	591,200	Year End Roll	9/28/2017
2017	101	FV	189,300	1200	.6	380,500	571,000	571,000	Year End Roll	9/29/2016
2016	101	FV	185,800	1200	.6	380,500	567,500	567,500	Year End Roll	1/14/2016
2015	101	FV	178,900	1200	.6	322,400	502,500	502,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GALE,GREGORY D	78383-262		8/2/2021		863,000	No	No			
SCHEFF ANDREW,	32959-223		5/30/2001		470,000	No	No			
EDWARD MACLEOD	14817-51		12/10/1982		78,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2022	R-22-0145	KITCHEN	41,000	O				Gut renovation of
6/9/2022	R-22-0122	WEATHERI	1,000	C	6/30/2022			Weatherization & a
2/16/2022	R-22-0028	SOLAR PA	28,526	C				Install 16 roof mo
1/18/2022	R-22-0013	MANUAL	3,000	C	2/14/2022			Weatherization & a
3/3/2021	R-21-0037	BATH	18,500	C	5/19/2021			Bathroom remodel o
11/9/2020	R-20-0203	WOOD STO	6,000	C				Remove wood stove
7/2/2001	2288	MANUAL	1,000	C	5/25/2002			remove wall, insta
9/29/1995	823-95	SHED	1,200	C	6/21/1996			
6/8/1995	740-95	MANUAL	2,500	C	6/21/1996			DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2022	EXTRIOR ONLY	625	J Frank
7/8/2021	QUESTIONNAIR	624	W Coelho
2/20/2018	MEAS+INSPCTD	622	K Cuoco
12/1/2008	MEAS+INSPCTD	25	D ERSKINE
6/7/2002	MEAS+INSPCTD	600	
5/25/2002	MEAS/EXT INS	613	
1/23/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1      Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS****OTHER FEATURES**

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

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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												
RM:	6	BR:	3	Baths:	2	HB						

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD      50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

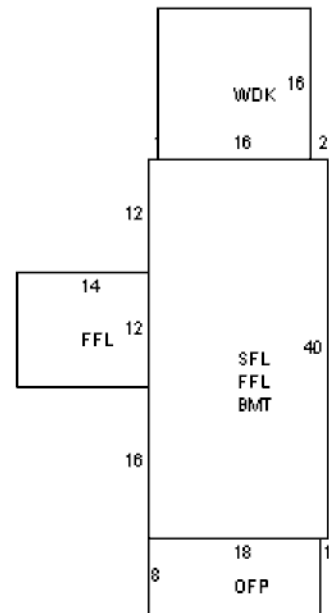
Phys Cond:	VG - Very Good	17.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5%

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.10545027
Const Adj.:	1.00979996
Adj \$ / SQ:	139.535
Other Features:	52750
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	322031
Depreciation:	56355
Depreciated Total:	265675

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	512391.9421
Juris. Factor:		Before depr:	139.54	
Special Features:	0	Val/Su Net:	93.29	
Final Total:	265700	Val/Su SzAd:	157.41	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	928	139.540	129,489	
BMT	BASEMENT	760	34.880	26,512	
SFL	2ND FLOOR	760	139.540	106,047	
WDK	WOOD DECK	256	19.820	5,073	
OFP	OPEN PORCH	144	15.000	2,160	
Net Sketched Area:		2,848	Total:	269,281	
Size Ad	1688	Gross Area	2848	FinArea	1688

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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
2	SHED/FR	D	Y	1	80	A	AV	1993	15.00	T	60	101			500			500
2	SHED/FR	D	Y	1	5x14	A	AV	2000	15.00	T	60	101			400			400

**PARCEL ID**

141 14 0

**IMAGE**