



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------------------------------------|--------|-----------------------|
| 102 | | CONCORD RD, LINCOLN |
| Unit #: | | |
| Owner 1: MCCARTHY TR CHESTER | | |
| Owner 2: MCCARTHY TR MARGARET | | |
| Owner 3: THE MCCARTHY LINCOLN TRUST | | |
| Street 1: 102 CONCORD ROAD | | |
| Street 2: | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry USA Own Occ: Y |
| Postal: | 01773 | Type: |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 264,700 | | 0.370 | 486,700 | 751,400 |
| Total Card 264,700 0.370 486,700 751,400 | | | | | |
| Total Parcel 264,700 0.370 486,700 751,400 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 666.73 | | /Parcel: 666.73 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 11/22/10 |
|-----------|----------|

OWNERSHIP

| |
|------------------------------|
| Owner 1: MCCARTHY - CHESTER |
| Owner 2: MCCARTHY - MARGARET |
| Street 1: 102 CONCORD ROAD |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry USA |
| Postal: 01773 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 | 225,700 | 0 | .37 | 441,100 | 666,800 | 666,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 211,800 | 0 | .37 | 380,200 | 592,000 | 592,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 205,000 | 0 | .37 | 386,300 | 591,300 | 591,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 203,400 | 0 | .37 | 373,500 | 576,900 | 576,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 203,400 | 0 | .37 | 373,500 | 576,900 | 576,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 193,400 | 0 | .37 | 362,600 | 556,000 | 556,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 78,200 | 0 | .37 | 362,600 | 440,800 | 440,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 76,700 | 0 | .37 | 307,200 | 383,900 | 383,900 | Year End | 10/2/2014 |

Parcel ID 141 15 0

PRINT

| Date | Time |
|----------|----------|
| 10/18/22 | 20:27:11 |

LAST REV

| Date | Time |
|----------|----------|
| 03/23/22 | 14:43:11 |

blakeley 1755

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 61 18 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

NARRATIVE DESCRIPTION

This Parcel contains .37 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1913, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-----------------|-------|
| MCCARTHY,CHESTE | 79836-145 | | 3/17/2022 | CONVENIENC | | 1 | No | No | | |
| ADLER ,JOSEPH | 69210-124 | | 4/28/2017 | | 650,000 | No | No | | | |
| TWELVE MILES WE | 68330-202 | | 11/1/2016 | | 605,000 | No | No | | | |
| DOHERTY,CHARLES | 67351-444 | | 6/1/2016 | CONVENIENC | | 1 | No | No | | |
| US BANK NATIONA | 66315-116 | | 10/30/2015 | POST FRCLSR | 327,600 | No | No | | | |
| MAIONE,JOHN | 66209-109 | | 10/9/2015 | FORECLOSURE | 395,040 | No | No | | | |
| FULFORD MARION | 48752-204 | | 12/28/2006 | | 378,000 | No | No | | | |
| MADGE LESLIE SL | 47101-131 | | 2/21/2006 | FAMILY | | 1 | No | No | | |

PAT ACCT.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 2/1/2016 | 6338 | DEMOLITI | 3,000 | C | 5/24/2016 | | | Demolish attached |
| 1/27/2016 | 6334 | RENOVATI | 110,000 | C | 5/24/2016 | | | Remodel interior s |
| 1/31/1996 | 892-96 | ROOF | | C | 6/21/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/24/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 11/22/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/29/2006 | MEAS/EXT INS | 615 | |
| 1/23/1996 | MEAS/EXT INS | 606 | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 |

Sign: VERIFICATION OF VISIT NOT DATA _/ _/ _

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 16117.2002 | | SQUARE FE | PRIME SITE | | 0 | 8. | 3.775 | R2 | | | | | | | | | 486,681 | | | | | | 486,700 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.37000 | Total SF/SM: | 16117.20 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 486,681 | SpI Credit | Total: | 486,700 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

