



PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		CONCORD RD, LINCOLN
Unit #:		
Owner 1: FEINBERG NEIL		
Owner 2:		
Owner 3:		
Street 1: 104 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3600	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	487,900	600	6.300	682,500	1,171,000
Total Card 487,900 600 6.300 682,500 1,171,000					
Total Parcel 639,500 600 6.300 682,500 1,322,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 411.45		/Parcel: 379.40	

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

Insp Date	02/27/17
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OWNERSHIP

Owner 1:	FEINBERG NEIL
Owner 2:	
Owner 3:	
Street 1:	104 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3600 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	559,700	600	6.3	622,500	1,182,800	1,182,800	Year End Roll	10/19/2021
2021	101	FV	494,600	600	6.3	542,500	1,037,700	1,037,700	Year End Roll	10/15/2020
2020	101	FV	459,500	600	6.3	550,500	1,010,600	1,010,600	Year End Roll	9/26/2019
2019	101	FV	460,700	600	6.3	533,700	995,000	995,000	Create Final value 2019	6/4/2019
2018	101	FV	460,700	600	6.3	533,700	995,000	995,000	Year End Roll	9/28/2017
2017	101	FV	422,800	600	6.3	519,300	942,700	942,700	Year End Roll	9/29/2016
2016	101	FV	409,900	600	6.3	519,300	929,800	929,800	Year End Roll	1/14/2016
2015	101	FV	393,400	600	6.3	446,500	840,500	840,500	Year End	10/2/2014

PRINT

Date	Time
10/18/22	20:28:54

LAST REV

Date	Time
06/14/17	14:29:15
apro	
1765	

USER DEFINED

Prior Id # 1:	6150
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:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3600 Type:

NARRATIVE DESCRIPTION

This Parcel contains 6.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1926, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TERESA MALLOY	14736-4		9/24/1982		100,000	No	No			

TAX DISTRICT

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
6/12/2012	5067	FENCE		C				replace existing s
11/2/2001	2391	W/S FLUE		C				
9/25/1996	1054-96	ADDITION	5,000	C	6/3/1997			90% 02/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
2/28/1998	MEAS/EXT INS	602	
6/3/1997	MEAS+INSPCTD	602	
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	
101	ONE FAM		0.653		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									19,590						19,600	
101	ONE FAM		3.81		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									22,860						22,900	Wetland

Total AC/HA:	6.29955	Total SF/SM:	274408.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	682,450	Spl Credit		Total:	682,500
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EXTERIOR INFORMATION

Type:	22 - CONVENT NL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	2
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:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1926	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:	1 - DRYWALL	50%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	3 - HARDWOOD	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
2	SHED/FR	D	Y	1	264	A	PR	1973	15.00	T	85	101			600			600

More: N	Total Yard Items: 600	Total Special Features:	Total: 600
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	VG - Very Good	17.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.96082222
Const Adj.:	1.00979996
Adj \$ / SQ:	121.280
Other Features:	40996
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	591346
Depreciation:	103486
Depreciated Total:	487861

COMMENTS

2 DEEDS REGISTERED + UNREG LAND; NEXT TO TRAIN TRACKS. 2017 EST AC %.

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:s: 9		BR:s: 4		Bath:s: 2		HB		1			

REMODELING

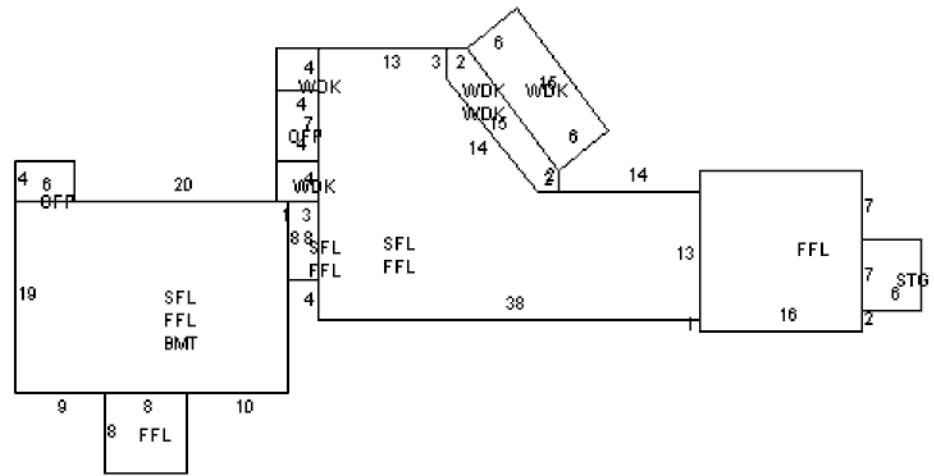
Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	9	4

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	433331.6129
Juris. Factor:		Before Depr:	175.86	
Special Features:	0	Val/Su Net:	132.47	
Final Total:	487900	Val/Su SzAdj	171.43	

PARCEL ID 141 16 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,583	121.280	191,986
SFL	2ND FLOOR	1,263	121.280	153,176
BMT	BASEMENT	513	30.320	15,554
WDK	WOOD DECK	230	20.450	4,703
OFP	OPEN PORCH	52	15.000	780
STG	STORAGE	42	15.000	630
Net Sketched Area:		3,683	Total:	366,829
Size Ad	2846 Gross Area	3683 Fin Area		2846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc