



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

Owner 1:	MCCARTHY - CHESTER
Owner 2:	MCCARTHY - MARGARET
Street 1:	102 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

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.

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 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	8.5	3.775	R2									517,099						517,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	292,500		0.370	517,100	809,600
Total Card	292,500		0.370	517,100	809,600
Total Parcel	292,500		0.370	517,100	809,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		718.37	/Parcel: 718.37

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
2023	101	FV	264,700	0	.37	486,700	751,400	751,400	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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

BUILDING PERMITS

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

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

EXTERIOR INFORMATION

Type:	2 - BUNGALOW
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1913 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	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:	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

More: N

Total Yard Items: 2

Total Special Features: 2

Total: 1127

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		24.5%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.28238678
Const Adj.:	0.99970198
Adj \$ / SQ:	173.071
Other Features:	61394
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	387454
Depreciation:	94926
Depreciated Total:	292528

COMMENTS

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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:	5	BRs:	2	Baths:	2	HB					

REMODELING

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

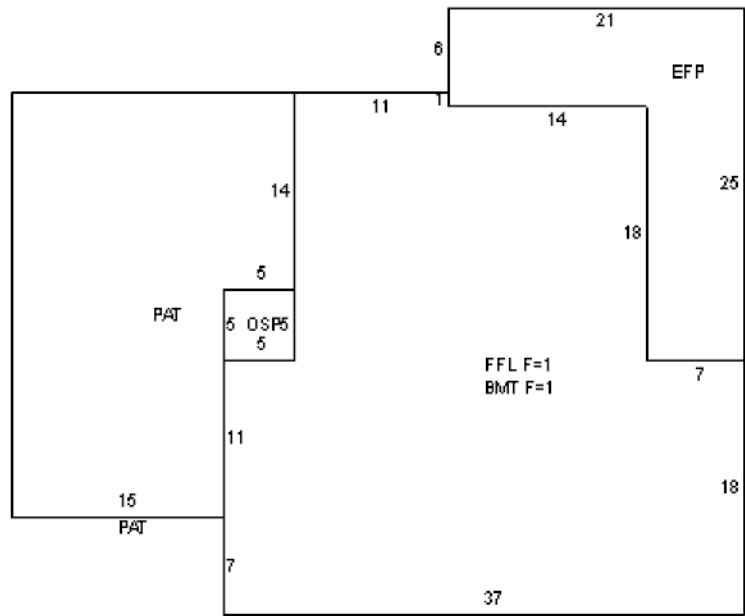
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	Before Depr:	207.68	
Special Features:	0	Val/Su Net:	95.21
Final Total:	292500	Val/Su SzAd:	259.54

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,127	43.270	48,763	
FFL	1ST FLOOR	1,127	173.070	195,051	
PAT	PATIO	520	14.000	7,280	
EFP	ENCL PORCH	273	36.000	9,828	
OSP	SCRN PORCH	25	22.500	563	
PAT	PATIO				
Net Sketched Area:		3,072	Total:		
Size Ad	1127	Gross Area	3072	FinArea	1127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro** Patriot Properties, Inc