

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEINBERG TR NEIL
Owner 2:	MADISON TR KATHY
Owner 3:	104 CONCORD RD REALTY TRUST
Street 1:	104 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3600 Type:

PREVIOUS OWNER

Owner 1:	FEINBERG - NEIL
Owner 2:	-
Street 1:	104 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3600

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.

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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	491,300	600	6.300	722,500	1,214,400
Total Card	491,300	600	6.300	722,500	1,214,400
Total Parcel	643,900	600	6.300	722,500	1,367,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.70	/Parcel: 392.14

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	639,500	600	6.3	682,500	1,322,600	1,322,600	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FEINBERG,NEIL	81959-296		9/1/2023	CONVENIENC	99	No	No	
TERESA MALLOY	14736-4		9/24/1982		100,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/29/2023	R-23-0068	MANUAL	6,000	C				Install 2nd floor
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	

Sign: VERIFICATION OF VISIT NOT DATA

