



PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		CONCORD RD, LINCOLN
Unit #:		
Owner 1: MDEPAULA LLC		
Owner 2:		
Owner 3:		
Street 1: 110 CONCORD ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
334	53,100	4,500	1.200	644,000	701,600
Total Card 53,100 4,500 1.200 644,000 701,600					
Total Parcel 53,100 4,500 1.200 644,000 701,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 175.40		/Parcel: 175.40	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	11/16/21

OWNERSHIP

Owner 1: FORTI - FRANK
Owner 2: -
Street 1: 110 CONCORD ROAD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	334	FV	53,100	4500	1.2	580,200	637,800	637,800	Year end	11/3/2022
2022	334	FV	53,100	23100	1.2	731,800	808,000	808,000	Year End Roll	10/19/2021
2021	334	FV	53,100	23100	1.2	483,500	559,700	559,700	Year End Roll	10/15/2020
2020	334	FV	53,100	23100	1.2	483,500	559,700	559,700	Year End Roll	9/26/2019
2019	334	FV	51,400	23100	1.2	470,400	544,900	544,900	Create Final value 2019	6/4/2019
2018	334	FV	51,400	23100	1.2	470,400	544,900	544,900	Year End Roll	9/28/2017
2017	334	FV	44,800	23100	1.2	457,400	525,300	525,300	Year End Roll	9/29/2016
2016	334	FV	58,700	23100	1.2	449,500	531,300	531,300	Year End Roll	1/14/2016

Parcel ID 140 2 0

PREVIOUS OWNER

Owner 1: FORTI - FRANK
Owner 2: -
Street 1: 110 CONCORD ROAD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as SERV ST with a(n) REPAIR GAR Building Built about 1928, Having Primarily CONC BLOCK Exterior and ROLLED Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORTI,FRANK	1601-66		4/21/2023		780,000	No	No			
LINCOLN FUELS L	1479-127		10/1/2015	OTHER	440,000	No	No			INTENTIONALLY SOLD BELOW MARKET FOR
RD MCCART INC,	1324-17		7/28/2006		825,000	No	No			
H. B. KNOWLES,	1123-124		3/8/1994	INTRA-CORP	200,000	No	No			
	12925-433		1/22/1976	CONVENIENC		No	No			

PAT ACCT.

blakeley	1767
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/1/2021	MEC-21-0013	MANUAL	10,500	O				Install 5-ton syst
7/29/2010	4535	GARAGE	300	C				replace gar door
5/21/2010	4469	FENCE		C				fence along back p
7/7/2008	3989	FENCE		C				chain link fench a
3/9/1994	435	RENOVATI	10,000	C	6/18/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	ABATE-INSPEC	625	J Frank
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
8/16/1994	MEAS+INSPCTD	185	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
334	SERV ST		52272		SQUARE FE	PRIME SITE		0	15.4	0.800	CA	1.00		LOCATIO	-20					643,991						644,000	21 E PROBLEM

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.20000	Total SF/SM: 52272.00	Parcel LUC: 334	SERV ST	Prime NB Desc	COM AV	Total: 643,991	Spl Credit	Total: 644,000
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