

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KASPER CHRISTIAN G
Owner 2:	KASPER CAROLE M
Owner 3:	
Street 1:	140 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4100 Type:

PREVIOUS OWNER

Owner 1:	JONES ANNE L TR -
Owner 2:	JONES GRAHAM E TR -
Street 1:	140 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4100

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1809, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	853,500	10,800	2.500	931,900	1,796,200	3914	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 651.27						/Parcel: 651.27	Insp Date
							05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	727,800	10800	2.5	759,900	1,498,500	1,498,500	Year end	11/3/2022
2022	101	FV	631,900	11600	2.5	704,700	1,348,200	1,348,200	Year End Roll	10/19/2021
2021	101	FV	689,000	11600	2.5	659,900	1,360,500	1,360,500	Year End Roll	10/15/2020
2020	101	FV	732,500	11600	2.5	683,900	1,428,000	1,428,000	Year End Roll	9/26/2019
2019	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Create Final value 2019	6/4/2019
2018	101	FV	732,700	11600	2.5	666,300	1,410,600	1,410,600	Year End Roll	9/28/2017
2017	101	FV	662,600	11600	2.5	659,900	1,334,100	1,334,100	Year End Roll	9/29/2016
2016	101	FV	641,600	11600	2.5	641,500	1,294,700	1,294,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JONES ANNE L TR	53545-365		9/16/2009		1,320,000	No	No			
JONES ANNE L,	50569-118		1/8/2008	FAMILY	100	No	No			
PAGANO ROBERT P	49197-166		3/29/2007		1,525,000	No	No			
PAGANO ROBERT P	34023-47		11/9/2001	CONVENIENC	1	No	No			
DEWEY, EDWARD	24752-151		8/2/1994		675,000	No	No			
EDWARD + ZELLA	14570-533		3/29/1982	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/14/2009	4308	RENOVATI	15,000	C	7/15/2010			replace win;add in
9/8/2009	4258	RENOVATI	14,000	C	11/12/2009			reframe fl & patch
3/25/2009	4139	RENOVATI	24,500	C	7/15/2010			remove stairway an
5/9/2005	3172	WDK	3,000	C				
10/12/2004	3063	RENOVATI	22,000	C				construct mudroom
7/21/2004	2983	RENOVATI	25,000	C	5/14/2005			bathroom & closet
8/10/1999	1772	ROOF		C	4/18/2000			4/18/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS+INSPECT	50	
6/13/2006	MEAS/EXT INS	50	
5/14/2005	MEAS+INSPECT	615	
4/18/2000	MEAS/EXT INS	611	
1/27/1996	MEAS/EXT INS	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
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:	A - VERY GOOD
Year Blt:	1809
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	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
12	POOL I-G	D	Y	1	810	A	AV	1980	22.00	T	70	101			5,300			5,300
40	LEAN-TO	D	Y	1	12X20	A	AV	1980	6.00	T	70	101			400			400
19	PATIO	D	Y	1	14x12	A	AV	2003	14.00	T	50	101			1,200			1,200
19	PATIO	D	Y	1	564	A	AV	2003	14.00	T	50	101			3,900			3,900

More: N Total Yard Items: 10,800 Total Special Features: Total: 10,800

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
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:		
<b>Total:</b>		<b>17.5%</b>

**CALC SUMMARY**

Basic \$ / SQ:	140.00
Size Adj.:	0.96754897
Const Adj.:	1.00979996
Adj \$ / SQ:	136.784
Other Features:	80715
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1034511
Depreciation:	181039
Depreciated Total:	853471

**COMMENTS**

125' FROM ROAD AUGUSTUS F. HAYDEN HSE.

**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:	10	BR's:	5	Baths:	2	HB	1				

**REMODELING**

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

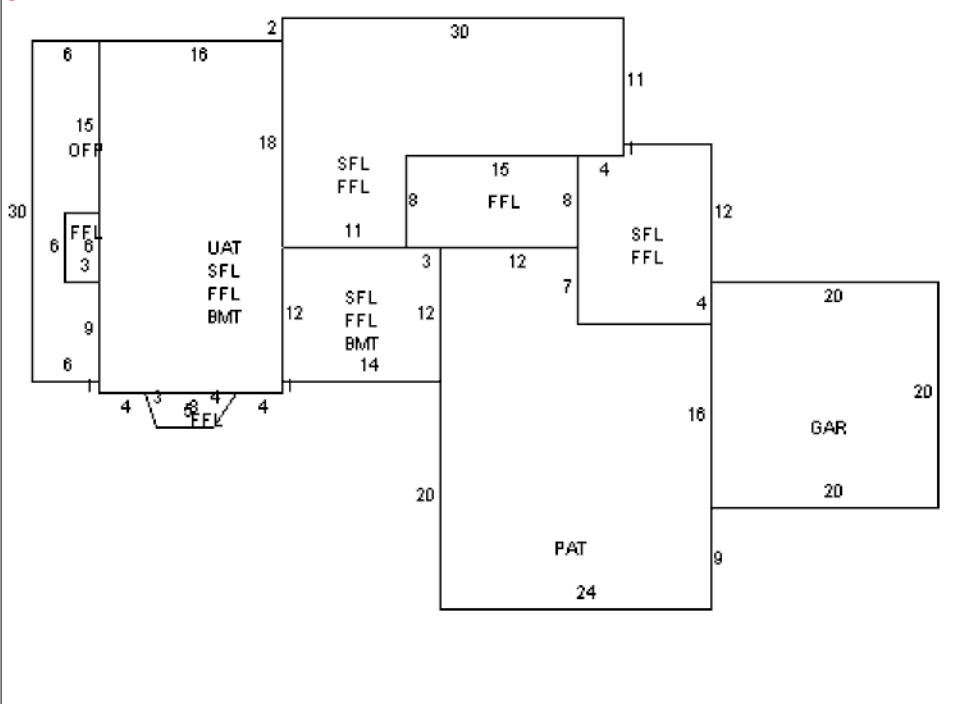
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	
<b>Totals</b>			
1	10	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	977400.0000
Juris. Factor:		Before Depr:		273.57
Special Features:	0	Val/Su Net:		179.99
Final Total:	853500	Val/Su SzAd		309.46

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,458	136.780	199,432	
SFL	2ND FLOOR	1,300	136.780	177,820	
PAT	PATIO	684	14.000	9,576	
BMT	BASEMENT	664	34.200	22,706	
GAR	GARAGE	400	36.000	14,400	
OPF	OPEN PORCH	162	15.000	2,430	
UAT	UNF ATTIC	74	136.780	10,177	
Net Sketched Area:		4,742	Total:	436,541	
Size Ad	2758	Gross Area	5164	FinArea	2758

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

