

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	MITCHELL MATTHEW J
Owner 2:	MITCHELL DANA J
Owner 3:	
Street 1:	121 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

Owner 1:	PERERA GUIDO R JR -
Owner 2:	PERERA JOAN HULME -
Street 1:	121 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3506

NARRATIVE DESCRIPTION

This Parcel contains 3.6 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
132	UNDEV		3.51		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									24,570						24,600	Cons Restr
132	UNDEV		0.09		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									630						600	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3.600			25,200	25,200
Total Card		3.600		25,200	25,200
Total Parcel		3.600		25,200	25,200
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	3.6	25,200	25,200		Year End Roll	12/2/2024
2024	132	FV		0	3.6	21,600	21,600		Year end	11/9/2023
2023	132	FV		0	3.6	21,600	21,600	21,600	Year end	11/3/2022
2022	132	FV		0	3.6	21,600	21,600	21,600	Year End Roll	10/19/2021
2021	132	FV		0	3.6	21,600	21,600	21,600	Year End Roll	10/15/2020
2020	132	FV		0	3.6	21,600	21,600	21,600	Year End Roll	9/26/2019
2019	132	FV		0	3.6	21,600	21,600	21,600	Create Final va	6/4/2019
2018	132	FV		0	3.6	21,600	21,600	21,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERERA GUIDO R	57732-149		10/27/2011	MULTI-PARCEL	940,000	No	No		ALSO 58-5-0
HEDGE MARY	11847-86		6/18/1970		35,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	58 4 0
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:	
CivilDistrict:	
Ratio:	

!1570!

PRINT

Date	Time
09/26/25	16:41:51

LAST REV

Date	Time
11/14/11	15:49:24

brennanp 1570

