

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TASCHIOGLOU KEMON P
Owner 2:	TASCHIOGLOU RHODA K
Owner 3:	
Street 1:	225 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	TASCHIOGLOU TR - KEMON P
Owner 2:	TASCHIOGLOU TR - RHODA K
Street 1:	225 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This parcel contains 3.18 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD SHING Exterior and 2286 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,705					40,700		
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,260					1,300	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.180	525,100	1,200	1,084,400	1,610,700
Total Card 3.180 525,100 1,200 1,084,400 1,610,700					
Total Parcel 3.180 525,100 1,200 1,084,400 1,610,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 704.59		/Parcel: 704.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	494,800	1100	3.18	1,054,000	1,549,900		Year End Roll	12/2/2024
2024	101	FV	482,900	1100	3.18	1,028,000	1,512,000		Year end	11/9/2023
2023	101	FV	444,400	1100	3.18	876,000	1,321,500	1,321,500	Year end	11/3/2022
2022	101	FV	377,600	1100	3.18	804,000	1,182,700	1,182,700	Year End Roll	10/19/2021
2021	101	FV	335,700	1100	3.18	836,000	1,172,800	1,172,800	Year End Roll	10/15/2020
2020	101	FV	332,800	1100	3.18	836,000	1,169,900	1,169,900	Year End Roll	9/26/2019
2019	101	FV	297,300	1100	3.18	832,800	1,131,200	1,131,200	Create Final va	6/4/2019
2018	101	FV	297,300	1100	3.18	832,800	1,131,200	1,131,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASCHIOGLOU TR,	82340-288		12/22/2023	CONVENIENC	99	No	No		
TASCHIOGLOU,KEM	81062-508		12/15/2022	CONVENIENC	1	No	No		
HELEN BARNARD	11872-38		8/19/1970		74,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	7256	WINDOWS	46,718	C				Replace 23 windows
2/29/2016	6353	MANUAL	12,057	C				Install cellulose
8/18/2010	4546	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	59 3 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:	

!1584!

PRINT
Date Time
09/26/25 16:42:51

LAST REV
Date Time
02/17/25 10:30:53
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