

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PICCO DION
Owner 2:	PICCO TIA
Owner 3:	
Street 1:	13 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

Owner 1:	HOOVER TR - ARIEL
Owner 2:	MOORE TR - ROBERT W
Street 1:	13 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1954, having primarily WOOD Exterior and 2324 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 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		46173.60156		SQUARE FE	PRIME SITE		0	9.98	1.51	R3									697,122						697,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.060	521,400	400	697,100	1,218,900
Total Card 1.060 521,400 400 697,100 1,218,900					
Total Parcel 1.060 521,400 400 697,100 1,218,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 524.60		/Parcel: 524.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	377,600	400	1.06	676,900	1,054,900		Year End Roll	12/2/2024
2024	101	FV	373,400	400	1.06	663,600	1,037,400		Year end	11/9/2023
2023	101	FV	323,100	400	1.06	611,200	934,700	934,700	Year end	11/3/2022
2022	101	FV	289,600	500	1.06	552,500	842,600	842,600	Year End Roll	10/19/2021
2021	101	FV	267,600	500	1.06	489,000	757,100	757,100	Year End Roll	10/15/2020
2020	101	FV	263,200	500	1.06	489,000	752,700	752,700	Year End Roll	9/26/2019
2019	101	FV	261,100	500	1.06	473,600	735,200	735,200	Create Final va	6/4/2019
2018	101	FV	261,100	500	1.06	473,600	735,200	735,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOOVER TR,ARIEL	71686-317		9/28/2018		939,500	No	No		
DAMON J GILBERT	57536-285		9/28/2011		617,200	No	No		
EDWARD G. KALB	11855-297		7/2/1970		52,500	No	No		

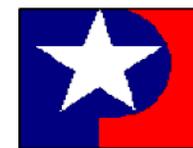
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2022	R-22-0233	ROOF	12,971	C				Strip & re-roof wi
12/8/2011	4944	ADDITION	128,900	C	6/8/2012			addition for maste
10/13/2011	4884	RENOVATI	102,770	C	6/8/2012			reno kit; new mast
4/1/2011	4675	ROOF		C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
6/8/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61 13 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:	

!1748!

PRINT

Date	Time
09/26/25	17:01:50

LAST REV

Date	Time
06/26/25	14:39:47

apro 1748

