

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FELDMAN TR ROBERT N
Owner 2:	FELDMAN TR HELEN L
Owner 3:	31 OLD CONCORD RD NOMINEE TRST
Street 1:	31 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	31 OLD CONCORD ROAD LLC -
Owner 2:	-
Street 1:	236 BEDFORD STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 3.327 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2022, having primarily N/A Exterior and 6580 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.49		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									10,430						10,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.327	2,551,100		808,800	3,359,900
Total Card	3.327	2,551,100		808,800	3,359,900
Total Parcel	3.327	2,551,100		808,800	3,359,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	510.62	/Parcel:	510.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,553,900	0	3.327	708,100	3,262,000		Year End Roll	12/2/2024
2024	101	FV	475,200	0	3.327	692,900	1,168,100		Year end	11/9/2023
2023	131	FV		0	3.327	638,900	638,900	638,900	Year end	11/3/2022
2022	131	FV		0	3.327	641,700	641,700	641,700	Year End Roll	10/19/2021
2021	131	FV		0	3.327	568,900	568,900	568,900	Year End Roll	10/15/2020
2020	131	FV		0	3.327	568,900	568,900	568,900	Year End Roll	9/26/2019
2019	131	FV		0	3.327	551,300	551,300	551,300	Create Final va	6/4/2019
2018	131	FV		0	3.327	551,300	551,300	551,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
31 OLD CONCORD	1610-127		1/16/2024		3,500,000	No	No		
DWYER,JAMES	1587-108		4/15/2022	CONVENIENC	675,000	No	No		
DOOLEY JR,THOMA	1565-81		11/18/2020		675,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2022	SH-22-0010	SHEET MT	67,499	O				Sheet metal work t
3/10/2022	R-22-0044	NEW HOME	684,000	O				New home with 5 be

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
1/5/2024	PERMIT VISIT	605	BOA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6146
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:	

!1764!

PRINT
 Date Time
 09/26/25 17:03:48

LAST REV
 Date Time
 07/14/25 10:40:33
 apro
 1764

