

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	213 CONCORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	50 MILK STREET, FL16
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02109 Type:

PREVIOUS OWNER

Owner 1:	PICKMAN - ANTHONY
Owner 2:	PICKMAN - ALICE L
Street 1:	213 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This parcel contains 2.05 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1961, having primarily BOARD+BATT Exterior and 3710 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 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	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									1,485					1,500		
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									1,620					1,600	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.050	953,500	7,400	1,126,300	2,087,200
Total Card 2.050 953,500 7,400 1,126,300 2,087,200					
Total Parcel 2.050 953,500 7,400 1,126,300 2,087,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 562.53		/Parcel: 562.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	878,200	6900	2.05	1,082,500	1,967,600		Year End Roll	12/2/2024
2024	101	FV	868,500	6900	2.05	1,002,100	1,877,500		Year end	11/9/2023
2023	101	FV	752,500	6900	2.05	982,100	1,741,500	1,741,500	Year end	11/3/2022
2022	101	FV	647,000	6900	2.05	923,700	1,577,600	1,577,600	Year End Roll	10/19/2021
2021	101	FV	598,600	6900	2.05	962,100	1,567,600	1,567,600	Year End Roll	10/15/2020
2020	101	FV	588,900	6900	2.05	922,100	1,517,900	1,517,900	Year End Roll	9/26/2019
2019	101	FV	558,500	6900	2.05	897,300	1,462,700	1,462,700	Create Final va	6/4/2019
2018	101	FV	558,500	6900	2.05	897,300	1,462,700	1,462,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICKMAN, ANTHONY	66061-397		9/11/2015	PVT SALE	1,160,000	No	No		
	9330-181		2/19/1959			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2017	6869	MANUAL	6,000	C	3/19/2018			Install steel beam

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	97 2 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:	

PRINT

Date Time
09/26/25 18:40:22

LAST REV

Date Time
10/20/20 08:20:01

blakeley
2460

