

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVOLI ROBERT
Owner 2:	C/O SIGMA PRIME VENTURES
Owner 3:	
Street 1:	50 MILK STREET 16TH FLOOR
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01209 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
130	LAND		0.123		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									5,535						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.960			1,128,700	1,128,700
Total Card	1.960			1,128,700	1,128,700
Total Parcel	1.960			1,128,700	1,128,700
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	130	FV		0	1.96	1,084,300	1,084,300		Year End Roll	12/2/2024
2024	130	FV		0	1.96	1,003,700	1,003,700		Year end	11/9/2023
2023	130	FV		0	1.96	983,700	983,700	983,700	Year end	11/3/2022
2022	130	FV		0	1.96	925,300	925,300	925,300	Year End Roll	10/19/2021
2021	130	FV		0	1.96	963,700	963,700	963,700	Year End Roll	10/15/2020
2020	130	FV		0	1.96	923,700	923,700	923,700	Year End Roll	9/26/2019
2019	130	FV		0	1.96	898,900	898,900	898,900	Create Final va	6/4/2019
2018	130	FV		0	1.96	898,900	898,900	898,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICKMAN ANTHONY	34167-191		11/28/2001		1,000,000	No	No		
	9330-181		2/19/1959			No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	97 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:	

PRINT

Date	Time
09/26/25	18:40:37

LAST REV

Date	Time
11/28/18	14:24:29

blakeley
2462

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