



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVOLI ROBERT
Owner 2:	MCDONAGH EILEEN
Owner 3:	
Street 1:	6 WINCHELSEA LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	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	11.19	1.000	R6									895,200						895,200	
130	LAND		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			1.847	895,300	895,300	1820
Total Card			1.847	895,300	895,300	Entered Lot Size
Total Parcel			1.847	895,300	895,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	1.847	895,300	895,300	895,300	Year End Roll	9/28/2017
2017	130	FV		0	1.847	895,300	895,300	895,300	Year End Roll	9/29/2016
2016	130	FV		0	1.847	868,900	868,900	868,900	Year End Roll	1/14/2016
2015	130	FV		0	1.847	804,900	804,900	804,900	Year End	10/2/2014
2014	130	FV		0	1.847	792,100	792,100	792,100	Year End Roll	1/23/2014
2013	130	FV		0	1.847	768,100	768,100	768,100	Year End Roll	10/25/2012
2012	130	FV		0	1.85	808,500	808,500	808,500	Year End	1/26/2012
2011	130	FV		0	1.85	863,400	863,400	863,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKMAN ANTHONY	34167-191		11/28/2001		1000000	No	No			
	9330-181		2/19/1959		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PRINT

Date	Time
10/03/18	02:59:20

LAST REV

Date	Time
07/30/12	08:34:05

USER DEFINED

Prior Id # 1:	97 3 1
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:	

