



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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			1.960	923,700	923,700	1819
Total Card			1.960	923,700	923,700	Entered Lot Size
Total Parcel			1.960	923,700	923,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	130	FV		0	1.96	898,900	898,900	898,900	Create Final value 2019	6/4/2019
2018	130	FV		0	1.96	898,900	898,900	898,900	Year End Roll	9/28/2017
2017	130	FV		0	1.96	898,900	898,900	898,900	Year End Roll	9/29/2016
2016	130	FV		0	1.96	872,500	872,500	872,500	Year End Roll	1/14/2016
2015	130	FV		0	1.96	808,500	808,500	808,500	Year End	10/2/2014
2014	130	FV		0	1.96	795,700	795,700	795,700	Year End Roll	1/23/2014
2013	130	FV		0	1.96	771,700	771,700	771,700	Year End Roll	10/25/2012
2012	130	FV		0	1.96	887,700	887,700	887,700	Year End	1/26/2012

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as LAND

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			

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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	11.5	1.000	R6									920,000						920,000	
130	LAND		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									3,690						3,700	

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

Total AC/HA:	1.95955	Total SF/SM:	85358.00	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 6	Total:	923,690	SpI Credit:		Total:	923,700
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