



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, FL 16 |
| 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(n) CONTEMPORARY Building Built about 1961, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | A | SEPTIC |
| 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 Infru | 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 | 12.25 | 1.000 | R6 | | | | | | | | | 980,000 | | | | | | 980,000 | |
| 101 | ONE FAM | | 0.033 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R6 | | | | | | | | | 990 | | | | | | 1,000 | |
| 101 | ONE FAM | | 0.18 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R6 | | | | | | | | | 1,080 | | | | | | 1,100 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|-----------|
| 101 | 752,500 | 6,900 | 2.050 | 982,100 | 1,741,500 | |
| Total Card | | 752,500 | 6,900 | 2.050 | 982,100 | 1,741,500 |
| Total Parcel | | 752,500 | 6,900 | 2.050 | 982,100 | 1,741,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 469.36 | /Parcel: 469.36 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 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 value 2019 | 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 |
| 2017 | 101 | FV | 549,300 | 6900 | 2.05 | 897,300 | 1,453,500 | 1,453,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 534,000 | 6900 | 2.05 | 870,900 | 1,411,800 | 1,411,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 520,400 | 6900 | 2.05 | 806,900 | 1,334,200 | 1,334,200 | Year End | 10/2/2014 |

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | 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 ___/___/___

