

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!2462!



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 | 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 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 | 12.5 | 1.000 | R6 | | | | | | | | | 1,000,000 | | | | | | 1,000,000 | |
| 130 | LAND | | 0.123 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R6 | | | | | | | | | 3,690 | | | | | | 3,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 130 | | | 1.960 | 1,003,700 | 1,003,700 | 1819 | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| Total Card | | | 1.960 | 1,003,700 | 1,003,700 | Entered Lot Size | |
| Total Parcel | | | 1.960 | 1,003,700 | 1,003,700 | 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 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 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 |

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 | | 1,000,000 | No | No | | | |
| | 9330-181 | | 2/19/1959 | | | 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

EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating.

COMMENTS

Large empty box for comments.

SKETCH

Large empty box for sketch.

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features fields: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid fields: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

REMODELING

Table with remodeling fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown fields: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales fields: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

SUB AREA

Table with sub area fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

PARCEL ID

173 63 0