



PROPERTY LOCATION

No	Alt No	Direction/Street/City
209		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:	PEARMAN CLAIRES P -
Owner 2:	-
Street 1:	PO BOX 281
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0281

NARRATIVE DESCRIPTION

This Parcel contains 1.85 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 Infru	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	12.4	1.000	R5									992,000						992,000	
130	LAND		0.0135		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									405						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			1.850	992,400	992,400	2725
Total Card			1.850	992,400	992,400	Entered Lot Size
Total Parcel			1.850	992,400	992,400	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	1.85	840,400	840,400	840,400	Year end	11/3/2022
2022	130	FV		0	1.85	768,400	768,400	768,400	Year End Roll	10/19/2021
2021	130	FV		0	1.85	800,400	800,400	800,400	Year End Roll	10/15/2020
2020	130	FV		0	1.85	800,400	800,400	800,400	Year End Roll	9/26/2019
2019	130	FV		0	1.85	797,200	797,200	797,200	Create Final value 2019	6/4/2019
2018	130	FV		0	1.85	797,200	797,200	797,200	Year End Roll	9/28/2017
2017	130	FV		0	1.85	797,200	797,200	797,200	Year End Roll	9/29/2016
2016	130	FV		0	1.85	745,200	745,200	745,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEARMAN CLAIRES	34167-189		11/28/2001		535,000	Yes	No			
PEARMAN, W ROB	25152-142		1/30/1995	CONVENIENC		Yes	No			
HOWARD ELIZABET	13618-520		1/3/1979		9,000	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 DEFINED

Prior Id # 1:	97 4 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:	

PRINT

Date	Time
09/13/23	23:32:18

LAST REV

Date	Time
07/26/21	10:23:36
apro	
2464	

