



Patriot Properties Inc.

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	Descp	%	Item	Code	Descp
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	12.	1.000	R6									960,000						960,000	
130	LAND		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									3,690						3,700	

Total AC/HA:	1.95955	Total SF/SM:	85358.00	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 6	Total:	963,690	SpI Credit		Total:	963,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.960	963,700	963,700	1819	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.960	963,700	963,700	Entered Lot Size	
Total Parcel			1.960	963,700	963,700	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
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
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

