Property Location 32B OLD PICKARD RD | Map ID 14C/ 2986/ / / | Bldg Name | State Use 1060
Vision ID 5520 | Account # 5520 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/11/2025 7:34:26 A

CURRENT OWNER

GABARRO, MARILYN & JANA
HELSEL, CHRISTINE

310 OLD PICKARD RD

CONCORD MA 01742

TOPO	UTILITIES	STRT / ROAD	LOCATION
		1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID
CONC GIS
RES SOLA
Res-X

GIS ID F_681410_2981031 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RES LAND	1060	73,900	73,900
RESIDNTL	1060	18,600	18,600
	Total	92,500	92,500

214

CONCORD, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GABARRO, MARILYN & JANA	80738	191	09-21-2022	U	V	3,670,000	1
SANTINELLI ANGELO J	40228	0319	07-30-2003	U	V	2,184,844	1
FRECHETTE TIMOTHY & MARA E BURNETT	29802	0211	02-01-1999	U	V	671,500	G
PIRNIE MALCOLM III	13318	0152	10-26-1977	Q	V	27,200	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1060	73,900	2025	1060	68,000	2024	1060	68,000
	1060	18,600		1060	18,600		1060	18,600
	Total	92,500		Total	86,600		Total	86,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
23				

NOTES

6.54AC MOST IN SUDBURY 10% IN CONCORD
PART GAR IN CONCORD BUT ENTIRE
VALUE WITH 40% FACTOR
FORMERLY 151 DAKIN RD

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	18,600
Appraised Land Value (Bldg)	73,900
Special Land Value	0
Total Appraised Parcel Value	92,500
Valuation Method	C
Total Appraised Parcel Value	92,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
G-23-0216	07-28-2023	GS	Gas			0		GAS FURNACE
M-23-0097	07-27-2023	MC	MECHANICAL	144,790		0		6 HIGH VELOCITY SYSTEMS
E-23-0595	07-26-2023	EL	Electric	7,500		0		WIRE AC SYSTEMS WITH H
23-0245	04-05-2023	DK	Deck	24,000		0		REBUILD ROTTED BALCON
23-104	02-17-2023	RE	Remodel	453,100		0		FULL RMDL OF EXIST BSM
G05-120	05-19-2005	GS	Gas					FURNACE/ HEATER
04-493	08-24-2004	NC	New Construct	165,950			07-08-2006	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-31-2011	SS			14	Field Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1060	AC LND IMP	AA		80,000	SF	10.26	1.00000	5	0.10	23	0.900	ACC TO SUDBRY PROP		1.0000	0.92	73,900
		Total Card Land Units			80,000	SF	Parcel Total Land Area			2					Total Land Value		73,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Extra Kitchen		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percent
1060	AC LND IMP	100
		0
		0

COST / MARKET VALUATION

Building Value New	0
Net Other Adjustment	
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR2	GARAGE-GO	L	1,330	28.00	2003	VG	85		0.00	18,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0