

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	DANZIGER TR ELIZABETH L
Owner 2:	231 OLD CONCORD RD REALTY TRST
Owner 3:	
Street 1:	231 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

PREVIOUS OWNER

Owner 1:	DANZIGER - ELIZABETH L
Owner 2:	-
Street 1:	231 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3602

NARRATIVE DESCRIPTION

This parcel contains 6.58 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2004, having primarily WOOD SHING Exterior and 6082 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 19 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		2.483		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									111,735					111,700		
101	ONE FAM		1.3		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									11,700					11,700	Wetland	
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									8,640					8,600	Cons Restr, Wetlan	

Total AC/HA:	6.57955	Total SF/SM:	286605	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,255,275	SpI Credit	Total:	1,255,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.960			8,600	8,600
101	5.620	2,655,900	16,800	1,246,600	3,919,300
Total Card	6.580	2,655,900	16,800	1,255,200	3,927,900
Total Parcel	6.580	2,655,900	16,800	1,255,200	3,927,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	645.85	/Parcel:	645.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,185,700	15800	6.58	1,182,700	3,384,200		Year End Roll	12/2/2024
2024	101	FV	2,010,600	15800	6.58	1,088,100	3,114,500		Year end	11/9/2023
2023	101	FV	2,010,600	15800	6.58	1,068,100	3,094,500	3,094,500	Year end	11/3/2022
2022	101	FV	1,826,300	21100	6.58	1,009,700	2,857,100	2,857,100	Year End Roll	10/19/2021
2021	101	FV	1,962,200	21100	6.58	1,048,100	3,031,400	3,031,400	Year End Roll	10/15/2020
2020	101	FV	2,057,300	21100	6.58	1,008,100	3,086,500	3,086,500	Year End Roll	9/26/2019
2019	101	FV	2,189,800	21100	6.58	983,300	3,194,200	3,194,200	Create Final va	6/4/2019
2018	101	FV	2,189,800	21100	6.58	983,300	3,194,200	3,194,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANZIGER,ELIZAB	75639-486		9/16/2020	CONVENIENC		1	No	No	
DANZIGER,MICHAE	74725-398		5/21/2020	DIVORCE/ESTA		1	No	No	
DANZIGER MICHAE	40667-383		8/28/2003	CONVENIENC		1	No	No	SWAP 3764 SQ FT WITH 58-7-1
JOHNSON STEPHEN	22531-474		10/23/1992		915,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2005	3216	MANUAL	38,000	C				sport court
12/12/2003	2833	ADDITION	28,436	C	5/14/2005			add 3rd bay on gar
6/4/2003	2708	NEW HOME	1,730,268	C	5/14/2005			6/12 70%
11/9/1995	851-95	TENN.CO	45,000	C	6/18/1996			
9/4/1993	336	RENOVATI	90,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2006	MEAS/EXT INS	50	
5/14/2005	MEAS+INSPCTD	615	
6/12/2004	MEAS+INSPCTD	615	
5/30/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
8/30/1995	PERMIT VISIT	606	
12/16/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	58 8 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:	
CivilDistrict:	
Ratio:	

Parcel ID 140 21 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !1576!
 PRINT
 Date Time
 09/26/25 16:42:21
 LAST REV
 Date Time
 02/17/25 10:40:12
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