

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS RICHARD K
Owner 2:	
Owner 3:	
Street 1:	208 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	NICHOLS RICHARD K -
Owner 2:	NICHOLS HEIDI S -
Street 1:	208 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2004, having primarily CLAPBOARD Exterior and 4202 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,705					40,700		
101	ONE FAM		0.3		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									2,100					2,100	Wetland	

Total AC/HA:	3.29955	Total SF/SM:	143728	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,085,205	SpI Credit	Total:	1,085,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.300	1,069,800	140,700	1,085,200	2,295,700
Total Card 3.300 1,069,800 140,700 1,085,200 2,295,700					
Total Parcel 3.300 1,069,800 140,700 1,085,200 2,295,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 546.34		/Parcel: 546.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,006,900	131500	3.3	1,054,800	2,193,200		Year End Roll	12/2/2024
2024	101	FV	968,900	131500	3.3	1,028,700	2,129,100		Year end	11/9/2023
2023	101	FV	962,100	131500	3.3	876,700	1,970,300	1,970,300	Year end	11/3/2022
2022	101	FV	884,700	167000	3.3	804,700	1,856,400	1,856,400	Year End Roll	10/19/2021
2021	101	FV	870,300	167000	3.3	836,700	1,874,000	1,874,000	Year End Roll	10/15/2020
2020	101	FV	904,100	167000	3.3	836,700	1,907,800	1,907,800	Year End Roll	9/26/2019
2019	101	FV	877,500	167000	3.3	833,500	1,878,000	1,878,000	Create Final va	6/4/2019
2018	101	FV	877,500	167000	3.3	833,500	1,878,000	1,878,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLS RICHARD	59016-310		5/2/2012	DIVORCE/ESTA		1	No	No	DIVORCE
GARRISON BARBAR	31539-205		6/17/2000		850,000	No	No		
GARRISON, BARBA	26566-430		8/8/1996	CONVENIENC		1	No	No	
BARBARA F. GARR	13615-8		9/28/1978	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2025	E-25-159	MANUAL	7,450	C				
5/8/2025	R-25-0098	RENOVATI	117,000	O				
4/10/2023	R-23-0077	SOLAR PA	49,988	C				Install roof mount
8/7/2003	2744	NEW HOME	800,000	C	5/14/2005			90% 6/22/04
4/14/2003	2676	DEMOLITI		C	6/18/2003			house

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
11/23/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/18/2003	MEAS/EXT INS	615	
5/20/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
4/28/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1135	0
	GIS Ref
	GIS Ref
	Entered Lot Size
	Total Land:
	Land Unit Type:

Insp Date	01/09/25
!1742!	



USER DEFINED

Prior Id # 1:	61 1 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:	

PRINT	Date	Time
	09/26/25	17:01:06
LAST REV	Date	Time
	07/22/25	14:04:42
	apro	
	1742	

