

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	DARNALL GREGORY M
Owner 2:	DARNALL ERICA R
Owner 3:	
Street 1:	207 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HALLSTROM - THEODORE A
Owner 2:	HALLSTROM - ELIZABETH L
Street 1:	207 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1956, having primarily WOOD SHING Exterior and 4423 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 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		64904.39844		SQUARE FE	PRIME SITE		0	8.76	1.16	R2									661,130						661,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.490	1,009,700	11,000	661,100	1,681,800
<b>Total Card</b> 1.490 1,009,700 11,000 661,100 1,681,800					
<b>Total Parcel</b> 1.490 1,009,700 11,000 661,100 1,681,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		380.28	/Parcel: 380.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	949,700	10300	1.49	654,300	1,614,300		Year End Roll	12/2/2024
2024	101	FV	944,400	10300	1.49	641,500	1,596,200		Year end	11/9/2023
2023	101	FV	828,000	10300	1.49	603,800	1,442,100	1,442,100	Year end	11/3/2022
2022	101	FV	727,200	10300	1.49	547,200	1,284,700	1,284,700	Year End Roll	10/19/2021
2021	101	FV	684,200	10300	1.49	471,700	1,166,200	1,166,200	Year End Roll	10/15/2020
2020	101	FV	614,400	10300	1.49	479,200	1,103,900	1,103,900	Year End Roll	9/26/2019
2019	101	FV	572,100	10300	1.49	463,400	1,045,800	1,045,800	Create Final va	6/4/2019
2018	101	FV	572,100	10300	1.49	463,400	1,045,800	1,045,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLSTROM,THEOD	61518-307		4/1/2013		965,000	No	No		
OTTENBERG JOHN	42180-546		3/5/2004		985,000	No	No		
CAREY WILLIAM C	27498-381		7/22/1997		620,000	No	No		
MARPLE, G/RUTTE	25023-339		11/29/1994		565,000	No	No		
MORENCY ALFRED	18466-545		8/7/1987		506,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2025	P-25-0035		10,000	C				
4/7/2021	R-21-0057	WINDOWS	13,900	C	7/20/2021			Remove glass & jal
4/3/2013	5355	RENOVATI	10,000	C	5/6/2014			remove a non-beari
7/23/2007	3728	RENOVATI	7,500	C	6/24/2008			remodel 2nd fl bat
10/28/2005	3305	ROOF		C				
7/20/2004	2977	ROOF		C	5/14/2005			
3/14/2004	2861	RENOVATI	90,000	C	5/14/2005			rem kit 2 hlf bth

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2025	INFO FM PRMT	7	SB
5/6/2014	MEAS/EXT INS	25	D ERSKINE
3/25/2014	SALES INSP	618	G BOURGAULT
6/24/2008	MEAS/EXT INS	100	
5/14/2005	MEAS+INSPCTD	615	
6/19/2004	MEAS/EXT INS	615	
5/20/1996	MEAS+INSPCTD	606	
1/27/1996	MEAS/EXT INS	606	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	97 5 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 18:41:00  
**LAST REV**  
 Date Time  
 06/13/25 13:26:02  
 apro  
 2465

Parcel ID 173 66 0

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