



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORGGARD GEOFFREY
Owner 2:	BORGGARD ALEXIS MARIE JETTE
Owner 3:	
Street 1:	208 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VON DER LIPPE GEORGE B TR -
Owner 2:	EATON WILLIAM L TR -
Street 1:	C/O WOODMAN EATON PC
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.957 ACRES of land mainly classified as ONE FAM with a(n) TUDOR Building Built about 1978, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Infru	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	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	301,100		1.957	491,900	793,000		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			320.92		/Parcel:	320.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	301,100	0	1.957	491,900	793,000	793,000	Year End Roll	9/28/2017
2017	101	FV	298,400	0	1.957	477,500	775,900	775,900	Year End Roll	9/29/2016
2016	101	FV	295,700	0	1.957	477,500	773,200	773,200	Year End Roll	1/14/2016
2015	101	FV	295,700	0	1.957	404,700	700,400	700,400	Year End	10/2/2014
2014	101	FV	274,000	0	1.957	363,100	637,100	637,100	Year End Roll	1/23/2014
2013	101	FV	268,600	0	1.957	352,700	621,300	621,300	Year End Roll	10/25/2012
2012	101	FV	268,600	0	1.96	371,200	639,800	639,800	Year End	1/26/2012
2011	101	FV	274,000	0	1.96	377,100	651,100	651,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VON DER LIPPE G	53446-164		8/26/2009	OTHER	520000	No	No			sold @ auction held on 7/26/2009
LAWRENCE INEZ B	43715-573		9/15/2004	CONVENIENC	99	No	No			
VON DER LIPPE G	22225-117		7/21/1992	PARTIAL INTR	100000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/10/2010	4627	RENOVATI	30,000	C	3/10/2011			replace siding \$ w
12/15/2009	4354	RENOVATI	25,000	C	7/19/2010			replace kit cabine
7/23/2009	4232	TEMPORAR		C				tent 7/25 to 7/27
7/23/2009	4231	TEMPORAR		C				tent 7/25 to 7/27

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
1/23/1996	MEAS+INSPCTD	606	J SMITH
1/11/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	97 - TUDOR	
Sty Ht:	2 - 2	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	8 - BRICK VEN	25 %
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	23.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.4%

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.99281669
Const Adj.:	1.02509999
Adj \$ / SQ:	88.543
Other Features:	59250
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	393051
Depreciation:	91974
Depreciated Total:	301077

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	9	BR	4	Baths	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

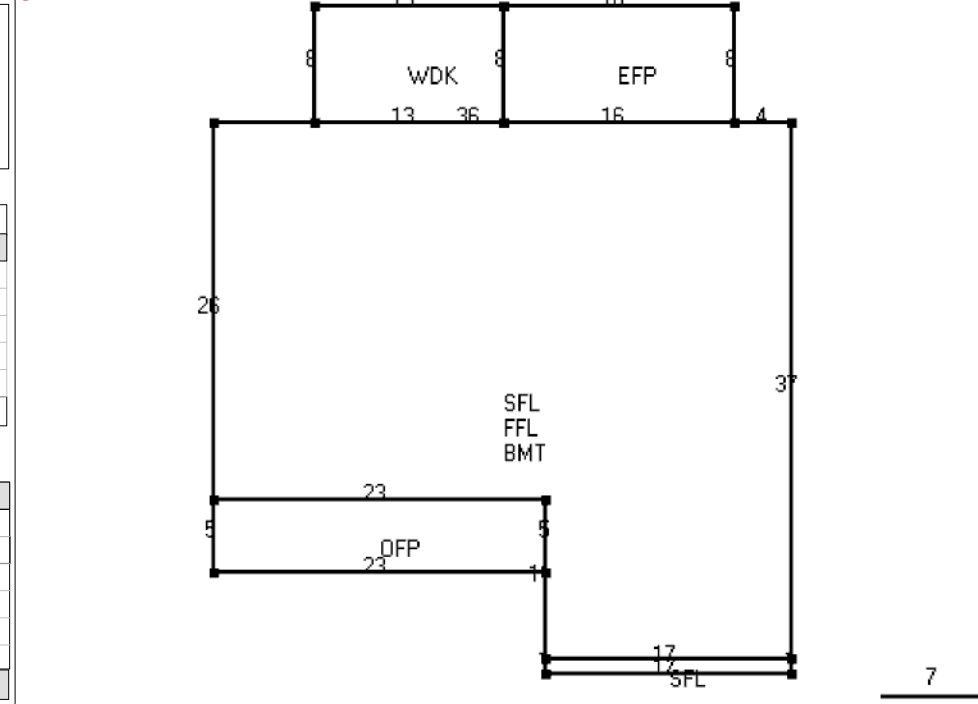
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	653811.3095
Juris. Factor:		Val/Su Fin:	121.85		
Special Features:	0	Val/Su Net:	74.44		
Final Total:	301100	Val/Su SzAd:	121.85		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,244	88.540	110,148	
BMT	BASEMENT	1,227	22.140	27,161	
FFL	1ST FLOOR	1,227	88.540	108,642	
EFP	ENCL PORCH	128	36.000	4,608	
OFP	OPEN PORCH	115	15.000	1,725	
WDK	WOOD DECK	104	27.950	2,907	
Net Sketched Area:		4,045	Total:	255,191	
Size Ad	2471	Gross Area	4045	FinArea	2471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc