



PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		CONCORD RD, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	727,200	10,300	1.490	547,200	1,284,700
Total Card 727,200 10,300 1.490 547,200 1,284,700					
Total Parcel 727,200 10,300 1.490 547,200 1,284,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 290.49		/Parcel: 290.49	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/06/14

OWNERSHIP

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	561,900	10300	1.49	449,800	1,022,000	1,022,000	Year End Roll	9/29/2016
2016	101	FV	550,900	10300	1.49	449,800	1,011,000	1,011,000	Year End Roll	1/14/2016
2015	101	FV	530,700	10300	1.49	381,100	922,100	922,100	Year End	10/2/2014
2014	101	FV	471,000	10300	1.49	341,900	823,200	823,200	Year End Roll	1/23/2014

Parcel ID 173 66 0

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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			

PAT ACCT.

blakeley	2465
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/7/2021	R-21-0057	WINDOWS	13,900	C				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	6/19/2004			rem kit 2 hlf bth

ACTIVITY INFORMATION

Date	Result	By	Name
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	
10/1/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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 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	7.25	1.163	R2									547,167						547,200	

Total AC/HA: 1.49000	Total SF/SM: 64904.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 547,167	Spl Credit	Total: 547,200
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	9 - STONE 10%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1956
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
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
25	GRNHSE-G	D	Y	1	14x28	A	AV	1956	57.80	T	60	101			9,100			9,100
2	SHED/FR	D	Y	1	14x18	A	AV	1956	15.00	T	70	101			1,100			1,100
95	SAUNA	D	Y	1		A	AV	1980	110.00	B	15.3	101			100			100

More:	N	Total Yard Items:	10,300	Total Special Features:		Total:	10,300
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.3%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.92577267
Const Adj.:	1.02611995
Adj \$ / SQ:	97.845
Other Features:	110250
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	858514
Depreciation:	131353
Depreciated Total:	727161

COMMENTS

GREENHOUSE AND SHED ATTD .

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												

REMODELING

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

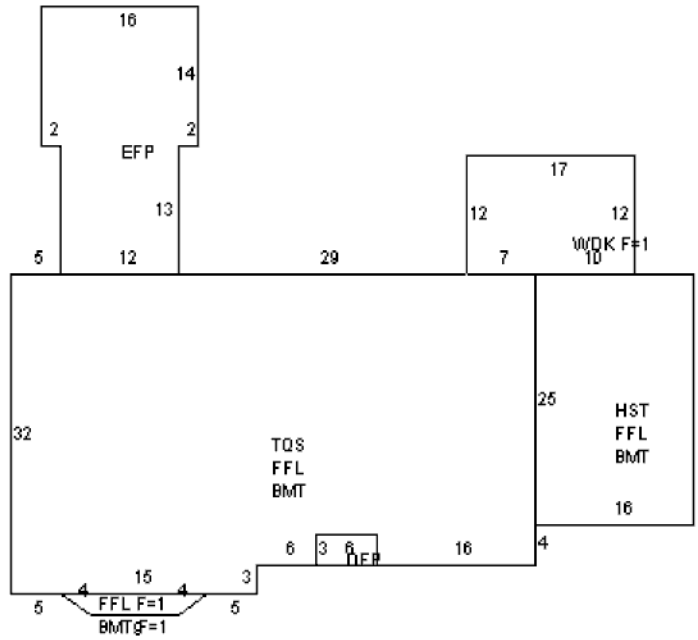
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	893004.4025
Juris. Factor:		Before Depr:	156.55	
Special Features:	0	Val/Su Net:	120.52	
Final Total:	727200	Val/Su SzAd	213.04	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,018	36.690	74,044	
FFL	1ST FLOOR	2,018	97.850	197,452	
TQS	3/4 STORY	1,196	97.850	116,974	
EFP	ENCL PORCH	380	36.000	13,680	
WDK	WOOD DECK	204	21.240	4,332	
HST	HALF STORY	200	97.850	19,569	
OPF	OPEN PORCH	18	15.000	270	
Net Sketched Area:		6,034	Total:	426,321	
Size Ad	3413.5	Gross Area	6632	FinArea	4423

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	10,300	Total Special Features:		Total:	10,300
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