

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RANKIN JESSICA K
Owner 2:	
Owner 3:	
Street 1:	218 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	DUNNE TR - CAROLINE BOECKMAN
Owner 2:	-
Street 1:	218 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 4.61 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1946, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 Influ	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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		2.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									63,090						63,100	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,020						4,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	408,600	61,800	4.610	767,100	1,237,500
Total Card	408,600	61,800	4.610	767,100	1,237,500
Total Parcel	408,600	61,800	4.610	767,100	1,237,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		416.67	/Parcel: 416.67

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,500	77300	4.61	699,900	1,156,700	1,156,700	Year End Roll	10/19/2021
2021	101	FV	343,600	77300	4.61	627,100	1,048,000	1,048,000	Year End Roll	10/15/2020
2020	101	FV	340,800	77300	4.61	627,100	1,045,200	1,045,200	Year End Roll	9/26/2019
2019	101	FV	316,800	77300	4.61	609,500	1,003,600	1,003,600	Create Final value 2019	6/4/2019
2018	101	FV	316,800	77300	4.61	609,500	1,003,600	1,003,600	Year End Roll	9/28/2017
2017	101	FV	308,400	77300	4.61	579,100	964,800	964,800	Year End Roll	9/29/2016
2016	101	FV	298,400	77300	4.61	563,900	939,600	939,600	Year End Roll	1/14/2016
2015	101	FV	295,700	77300	4.61	756,700	1,129,700	1,129,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DUNNE TR,CAROLI	63205-455		1/23/2014		1,000,000	No	No	
ROLLINS JAMES L	40797-36		9/8/2003		1,195,000	No	No	
ROLLINS JAMES/N	20512-53		4/30/1990	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2014	5785	RENOVATI	20,000	C	5/29/2015			Sheet medal work f
3/4/2014	5667	RENOVATI	81,000	C	5/6/2014			reno 1st & 2nd flo
9/24/2007	3773	BARN	55,000	C	5/15/2008			48x36 barn
8/8/2006	3495	ROOF		C				strip & re-roof
7/19/2000	2022	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/23/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

