



PROPERTY LOCATION

No	Alt No	Direction/Street/City
208		CONCORD RD, LINCOLN
Unit #:		
Owner 1: MCMAHON IAN		
Owner 2: LEE MEI YAN		
Owner 3:		
Street 1: 208 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	386,900		1.957	640,700	1,027,600
Total Card 386,900 1.957 640,700 1,027,600					
Total Parcel 386,900 1.957 640,700 1,027,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 415.86		/Parcel: 415.86	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	11/27/18

OWNERSHIP

Owner 1: MCMAHON IAN
Owner 2: LEE MEI YAN
Owner 3:
Street 1: 208 CONCORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 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	338,400	0	1.957	580,700	919,100	919,100	Year End Roll	10/19/2021
2021	101	FV	330,800	0	1.957	500,700	831,500	831,500	Year End Roll	10/15/2020
2020	101	FV	330,800	0	1.957	508,700	839,500	839,500	Year End Roll	9/26/2019
2019	101	FV	301,100	0	1.957	491,900	793,000	793,000	Create Final value 2019	6/4/2019
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

Parcel ID 173 14 0

PREVIOUS OWNER

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

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BORGGAARD,ALEXI	78311-545		7/23/2021		1,150,000	No	No			
BORGGAARD,GEOFF	75578-288		9/10/2020	DIVORCE/ESTA		1	No	No		
VON DER LIPPE G	53446-164		8/26/2009	OTHER	520,000	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	100,000	No	No			

PAT ACCT.

blakeley	2451
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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
4/22/2022	SH-22-0005	SHEET MT	8,000	O	6/24/2022			Sheet metal work f
6/10/2021	R-21-0121	KITCHEN	100	C	6/15/2021			Final kitchen insp
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
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
1/23/1996	MEAS+INSPCTD	606	
1/1/1989	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 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	8.	1.000	R2									640,000						640,000	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									720						700	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.95655	Total SF/SM: 85227.32	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	640,720	Spl Credit	Total:	640,700
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