

Map Lot Sublot

Building Unit

CARD

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 COLONIAL Building built about 1946, having primarily CLAPBOARD Exterior and 2970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		2.103		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									73,605						73,600	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,690						4,700	Wetland

Total AC/HA:	4.60955	Total SF/SM:	200792	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	876,695	SpI Credit	Total:	876,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.610	441,300	66,200	876,700	1,384,200
Total Card	4.610	441,300	66,200	876,700	1,384,200
Total Parcel	4.610	441,300	66,200	876,700	1,384,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		466.06	/Parcel: 466.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	417,100	61800	4.61	853,500	1,332,400		Year End Roll	12/2/2024
2024	101	FV	411,400	61800	4.61	827,100	1,300,300		Year end	11/9/2023
2023	101	FV	408,600	61800	4.61	767,100	1,237,500	1,237,500	Year end	11/3/2022
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 va	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2014	5785	RENOVATI	20,000	C	5/29/2015			Sheet medal work f
3/4/2014	5667	RENOVATI	81,000	C	5/29/2015			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



USER DEFINED

Prior Id # 1:	101 19 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 14:05:56
 LAST REV
 Date Time
 06/23/15 09:41:50
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Parcel ID 173 17 0

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