

177

53

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

781,900 /

781,900

USE VALUE:

781,900 /

781,900

ASSESSED:

781,900 /

781,900

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NADOLSKI THOMAS		
Owner 2:			
Owner 3:			
Street 1:	258 CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773		Type:

PREVIOUS OWNER

Owner 1:	NADOLSKI - ROSEMARY		
Owner 2:	NADOLSKI - THOMAS		
Street 1:	258 CONCORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily VINYL Exterior and 1254 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bd rms.

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		40946		SQUARE FE	PRIME SITE		0	8.76	1.67	R2									598,168						598,200	

Total AC/HA:	0.93999	Total SF/SM:	40946	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	598,168	SpI Credit	Total:	598,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	183,100	600	598,200	781,900
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		623.52	/Parcel: 623.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	172,900	600	.94	592,000	765,500		Year End Roll	12/2/2024
2024	101	FV	164,600	600	.94	580,400	745,600		Year end	11/9/2023
2023	101	FV	150,200	600	.94	546,300	697,100	697,100	Year end	11/3/2022
2022	101	FV	132,000	800	.94	495,100	627,900	627,900	Year End Roll	10/19/2021
2021	101	FV	120,400	800	.94	426,800	548,000	548,000	Year End Roll	10/15/2020
2020	101	FV	119,200	800	.94	433,600	553,600	553,600	Year End Roll	9/26/2019
2019	101	FV	107,600	800	.94	419,300	527,700	527,700	Create Final va	6/4/2019
2018	101	FV	112,400	800	.94	419,300	532,500	532,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NADOLSKI,ROSEMA	72368-556		3/25/2019	FAMILY	10	No	No		
FICHERA CATHERI	27315-002		5/22/1997		310,000	No	No		
BLANCHARD, EILE	25280-12		4/11/1995	OTHER	221,000	No	No		SELLER PAID TITLE 5
BLANCHARD CAROL	19889-80		6/20/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2007	3699	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/27/1995	MEAS+INSPCTD	606	
7/8/1995	INFO AT DOOR	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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

Parcel ID 177 53 0  
!381!

Date	Time
09/26/25	14:35:32
Date	Time
04/01/19	13:08:51
blakeley	
381	



Prior Id # 1:	115 2 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:	

USER DEFINED

PRINT

LAST REV

blakeley

381

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

