



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 208 |        | CONCORD RD, LINCOLN   |

**OWNERSHIP**

|           |                              |
|-----------|------------------------------|
| Owner 1:  | BORGGAARD ALEXIS MARIE JETTE |
| Owner 2:  |                              |
| Owner 3:  |                              |
| Street 1: | 208 CONCORD RD               |
| Street 2: |                              |
| Twn/City: | LINCOLN                      |
| St/Prov:  | MA Cntry Own Occ: Y          |
| Postal:   | 01773 Type:                  |

**PREVIOUS OWNER**

|           |                                |
|-----------|--------------------------------|
| Owner 1:  | BORGGAARD - GEOFFREY           |
| Owner 2:  | BORGGAARD - ALEXIS MARIE JETTE |
| Street 1: | 208 CONCORD RD                 |
| Twn/City: | LINCOLN                        |
| St/Prov:  | MA Cntry                       |
| Postal:   | 01773                          |

**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.

**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 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          | 6.25       | 1.000 | R2    |             |           |        |   |        |   |        |   | 500,000         |           |   |           |        |      | 500,000   |         |
| 101      | ONE FAM     |          | 0.12        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R2    |             |           |        |   |        |   |        |   | 720             |           |   |           |        |      | 700       | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|----------------|---------------------------------------|-----------|------------|-----------------|-------------------|-----------|
| 101                     | 330,800        |                                       | 1.957     | 500,700    | 831,500         |                   | 0         |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | Insp Date |
|                         |                |                                       |           |            |                 |                   | 11/27/18  |
| Total Card              |                | 330,800                               | 1.957     | 500,700    | 831,500         | Entered Lot Size  |           |
| Total Parcel            |                | 330,800                               | 1.957     | 500,700    | 831,500         | Total Land:       |           |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 336.50 |           |            | /Parcel: 336.50 | Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 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  |
| 2014   | 101 | FV  | 274,000    | 0         | 1.957     | 363,100    | 637,100     | 637,100       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 268,600    | 0         | 1.957     | 352,700    | 621,300     | 621,300       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                            |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|----------------------------------|
| BORGGAARD,GEOFF | 75578-288 |      | 9/10/2020 | DIVORCE/ESTA |            | 1  | No  | No    |                 |                                  |
| VON DER LIPPE G | 53446-164 |      | 8/26/2009 | OTHER        | 520000     | 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 | 100000     | No | No  |       |                 |                                  |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment             |
|------------|--------|----------|--------|-----|------------|----------|----------|---------------------|
| 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 |            |

Sign: VERIFICATION OF VISIT NOT DATA

