Total Card / Total Parcel
APPRAISED: 1,256,100 / 1,256,100
USE VALUE: 1,256,100 / 1,256,100
ASSESSED: 1,256,100 / 1,256,100

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.497	452,900	200	803,000	1,256,100
Total Card	2.497	452,900	200	803,000	1,256,100
Total Parcel	2.497	452,900	200	803,000	1,256,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.28 | /Parcel: 488.28

Legal Description

User Acct
GIS Ref
GIS Ref — Entered Lot Size | Total Land: | Land Unit Type:
Insp Date 02/24/20

OWNERSHIP

Unit #:
Owner 1:	GIMBEL TR KATHERINE J
Owner 2:	
Owner 3:	KATHERINE GIMBEL REVOC TRUST
Street 1:	167 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-4115	Type:

PREVIOUS OWNER

Owner 1:	GIMBEL - KATHERINE J
Owner 2:	-
Street 1:	167 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-4115

PREVIOUS ASSESSMENT

Parcel ID: 160 33 0   !2089!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	427,500	200	2.497	779,800	1,207,500		Year End Roll	12/2/2024
2024	101	FV	420,100	200	2.497	764,000	1,184,300		Year end	11/9/2023
2023	101	FV	355,500	200	2.497	704,000	1,059,700	1,059,700	Year end	11/3/2022
2022	101	FV	302,200	400	2.497	636,800	939,400	939,400	Year End Roll	10/19/2021
2021	101	FV	262,400	400	2.497	564,000	826,800	826,800	Year End Roll	10/15/2020
2020	101	FV	266,400	400	2.497	512,000	778,800	778,800	Year End Roll	9/26/2019
2019	101	FV	258,400	400	2.497	495,200	754,000	754,000	Create Final va	6/4/2019
2018	101	FV	258,400	400	2.497	495,200	754,000	754,000	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	17:46:54

LAST REV
Date	Time
04/22/24	09:45:52
blakeley

NARRATIVE DESCRIPTION

This parcel contains 2.497 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1880, having primarily ASPHALT Exterior and 2573 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 2089

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIMBEL,KATHERIN	68778-71		1/19/2017	CONVENIENC	1	No	No		
JAMES MOSS	19589-199		1/11/1989	FAMILY		No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

USER DEFINED

Prior Id # 1:	82 12 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2024	R-24-0049	APARTMEN	4,000	O				Create 1 bed, 1 ba
10/6/2020	R-20-0169	RENO-ADD	150,000	C	5/24/2021			Construct addition
6/8/2005	3201	RENOVATI	47,400	C	4/22/2006			kitchen
7/10/1996	1000-96	MANUAL	5,900	C	5/24/1997			RE ROOF
10/14/1994	595-94	ADDITION		C	8/25/1995			
6/21/1994	502-94	RENOVATI	6,500	C	8/25/1995			
4/12/1994	447	MANUAL	1,500	C	8/25/1995			COOP
4/13/1993	213	RENOVATI	1,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	QUESTIONNAIR	624	W Coelho
2/24/2020	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA   __/____/__

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:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.66		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,620						4,600	Wetland

| Total AC/HA: | 2.49655 | Total SF/SM: | 108750 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 803,020 | Spl Credit | | Total: | 803,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.   Database: AssessPro - Lincoln   meadorse

EXTERIOR INFORMATION

Field	Value
Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	11 - ASPHALT
Sec Wall:	2 - CLAPBOAR 50 %
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B- - GOOD (-)
Year Blt:	1880 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	GOOD

OTHER FEATURES

Field		Rating
Kits:	1	GOOD
A Kits:		
Frpl:	1	AVERAGE
WSFlue:	1	AVERAGE

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

COMMENTS

INTERIOR FAIR CRACKED PLASTER WALLS,
NEEDS FLR COVERINGS. BATHROOMS
ANDBEDROOMS ARE OKAY .

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 3		HB			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	153.00
Size Adj.:	0.98323613
Const Adj.:	0.98455501
Adj $ / SQ:	148.112
Other Features:	71500
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599848
Depreciation:	146963
Depreciated Total:	452885

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val 283700.0000

Field	Value	Field	Value
Juris. Factor:		Before Depr:	177.73
Special Features:	0	Val/Su Net:	114.46
Final Total:	452900	Val/Su SzAd	176.05

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,514	148.110	224,241
BMT	BASEMENT	1,038	37.030	38,435
TQS	3/4 STORY	563	148.110	83,313
SFL	2ND FLOOR	496	148.110	73,463
WDK	WOOD DECK	144	25.840	3,720
OSP	SCRN PORCH	132	24.070	3,178
EFP	ENCL PORCH	40	38.520	1,541
OFP	OPEN PORCH	30	16.050	481
	Net Sketched Area:	3,957	Total:	428,372
Size Ad	2572.5	Gross Area	4144 FinArea	2573

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make: Model: Serial #   Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 160 33 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	48	A	AV	1988	16.05	T	70	101			200			200

More: N		Total Yard Items:	200		Total Special Featues:			Total:	200