

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,347,000 / 1,347,000  
 USE VALUE: 1,347,000 / 1,347,000  
 ASSESSED: 1,347,000 / 1,347,000



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERTHEL LAURENCE D
Owner 2:	HERTHEL PAULINE
Owner 3:	
Street 1:	199 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5112 Type:

PREVIOUS OWNER

Owner 1:	HERTHEL TR - LAURENCE D
Owner 2:	HERTHEL TR - PAULINE
Street 1:	199 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This parcel contains 2.394 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1905, having primarily CLAPBOARD Exterior and 3463 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.5578		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									19,523						19,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.394	592,500	34,200	720,300	1,347,000
Total Card 2.394 592,500 34,200 720,300 1,347,000					
Total Parcel 2.394 592,500 34,200 720,300 1,347,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.97 /Parcel: 388.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	559,100	32000	2.394	713,100	1,304,200		Year End Roll	12/2/2024
2024	101	FV	535,400	32000	2.394	696,700	1,264,100		Year end	11/9/2023
2023	101	FV	531,500	32000	2.394	656,700	1,220,200	1,220,200	Year end	11/3/2022
2022	101	FV	480,600	32000	2.394	596,700	1,109,300	1,109,300	Year End Roll	10/19/2021
2021	101	FV	462,300	32000	2.394	516,700	1,011,000	1,011,000	Year End Roll	10/15/2020
2020	101	FV	458,300	32000	2.394	524,700	1,015,000	1,015,000	Year End Roll	9/26/2019
2019	101	FV	446,400	32000	2.394	507,900	986,300	986,300	Create Final va	6/4/2019
2018	101	FV	446,400	32000	2.394	507,900	986,300	986,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERTHEL TR,LAUR	72157-455		1/24/2019	CONVENIENC		1	No	No	
HERTHEL LAURENC	41986-27		2/6/2004	CONVENIENC		1	No	No	
HERTHEL LAURENC	41696-126		12/29/2003	CONVENIENC		1	No	No	
HERTHEL, EVELYN	26466-253		7/2/1996	CONVENIENC		100	No	No	
	7166-439		7/19/1947		24,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2016	6382	RENOVATI	40,000	C	5/23/2017			Relocate carriage
8/20/2014	5873	ROOF	5,000	C				
8/13/2013	5508	DEMOLITI	8,600	C	5/6/2014			demo concrete gar
7/30/2012	5111	RENOVATI	12,000	C				re roof carriage ho
11/3/2008	4079	TEMPORAR	1,000	C				tent
10/22/2007	3794	MANUAL		C				install a wood bur
12/10/2002	2626	MANUAL		C	6/17/2003			chimney liner in w
11/25/1997	1313	BAYWINDO	2,000	C	2/28/1998			REPLACEMENT WINDOW
10/27/1997	1293	ROOF	4,000	C	2/28/1998			2/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/17/2003	MEAS/EXT INS	615	
2/28/1998	MEAS/EXT INS	602	
5/6/1996	MEAS+INSPCTD	606	
1/23/1996	MEAS/EXT INS	606	
4/28/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

