



PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1935, having primarily WOOD Exterior and 448 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		1.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									37,205						37,200	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									1,400						1,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	39,600	600	739,400	779,600
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		1,740.18	/Parcel: 1,740.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	37,300	600	3.1	732,200	770,100		Year End Roll	12/2/2024
2024	101	FV	36,700	600	3.1	713,100	750,400		Year end	11/9/2023
2023	101	FV	33,000	600	3.1	673,100	706,700	706,700	Year end	11/3/2022
2022	101	FV	20,600	800	3.1	613,100	634,500	634,500	Year End Roll	10/19/2021
2021	101	FV	18,300	800	3.1	533,100	552,200	552,200	Year End Roll	10/15/2020
2020	101	FV	17,600	800	3.1	541,100	559,500	559,500	Year End Roll	9/26/2019
2019	101	FV	17,600	800	3.1	524,300	542,700	542,700	Create Final va	6/4/2019
2018	101	FV	17,600	800	3.1	524,300	542,700	542,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERTHEL EVELYN	34639-359		1/23/2002	CONVENIENC		1	Yes	No	
HERTHEL, EVELYN	26466-255		7/2/1996	CONVENIENC		100	Yes	No	
HERTHEL STEPHEN	7332-281		9/19/1948				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2009	4257	SHED	1,500	C	6/30/2011			construct 10x12 sh
11/10/2008	4091	TEMPORAR		C				tent structure (re

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/29/2010	PERMIT VISIT	25	D ERSKINE
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA

