

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GARLOCK TR MARY
Owner 2:	MARY GARLOCK LIVING TRUST
Owner 3:	
Street 1:	1 OXBOW ROAD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: N
Postal:	01778 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 USA
Postal:	01773-5112

NARRATIVE DESCRIPTION

This Parcel contains 3.697 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	0	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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.98	0.80	R3			LOCATIC	-20					638,720						638,700	
130	LAND		1.86		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									65,100						65,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	3.697			703,800	703,800
Total Card	3.697			703,800	703,800
Total Parcel	3.697			703,800	703,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	3.697	685,300	685,300		Year End Roll	12/2/2024
2024	130	FV		0	3.697	815,800	815,800		Year end	11/9/2023
2023	130	FV		0	3.697	755,800	755,800	755,800	Year end	11/3/2022
2022	130	FV		0	3.697	688,600	688,600	688,600	Year End Roll	10/19/2021
2021	130	FV		0	3.697	615,800	615,800	615,800	Year End Roll	10/15/2020
2020	130	FV		0	3.697	615,800	615,800	615,800	Year End Roll	9/26/2019
2019	130	FV		0	3.697	598,200	598,200	598,200	Create Final va	6/4/2019
2018	130	FV		0	3.697	598,200	598,200	598,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERTHEL TR,LAUR	81969-259		9/6/2023		675,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97 6 4
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:	

!2826!

PRINT

Date	Time
09/26/25	19:26:57

LAST REV

Date	Time
09/04/24	06:08:41

apro 2826

