



PROPERTY LOCATION

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

OWNERSHIP

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	446,400	32,000	2.394	507,900	986,300
Total Card 446,400 32,000 2.394 507,900 986,300					
Total Parcel 446,400 32,000 2.394 507,900 986,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 284.81		/Parcel: 284.81	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/06/14
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	446,400	32000	2.394	507,900	986,300	986,300	Year End Roll	9/28/2017
2017	101	FV	414,600	32000	2.394	493,500	940,100	940,100	Year End Roll	9/29/2016
2016	101	FV	401,900	32000	2.394	493,500	927,400	927,400	Year End Roll	1/14/2016
2015	101	FV	398,000	32000	2.394	420,700	850,700	850,700	Year End	10/2/2014
2014	101	FV	370,400	49300	2.387	378,900	798,600	798,600	Year End Roll	1/23/2014
2013	101	FV	362,500	30900	2.387	368,500	761,900	761,900	Year End Roll	10/25/2012
2012	101	FV	370,400	30900	2.387	456,500	857,800	857,800	Year End	1/26/2012
2011	101	FV	378,300	30900	2.387	463,700	872,900	872,900	Year End	2/10/2011

PRINT

Date	Time
10/03/18	03:01:17

LAST REV

Date	Time
05/23/17	08:36:19

USER DEFINED

Prior Id # 1:	97 6 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:	

NARRATIVE DESCRIPTION

This Parcel contains 2.394 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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		24000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	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				reroof 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	D VELUTTI
2/28/1998	MEAS/EXT INS	602	D TUCKER
5/6/1996	MEAS+INSPCTD	606	J SMITH
1/23/1996	MEAS/EXT INS	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA
11/1/1992	INSPECTED	601	PAUL MARSH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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	6.14	1.000	R2									491,200					491,200		
101	ONE FAM		0.5578		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									16,734					16,700		

Total AC/HA:	2.39435	Total SF/SM:	104297.89	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	507,934	Spl Credit	Total:	507,900
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EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

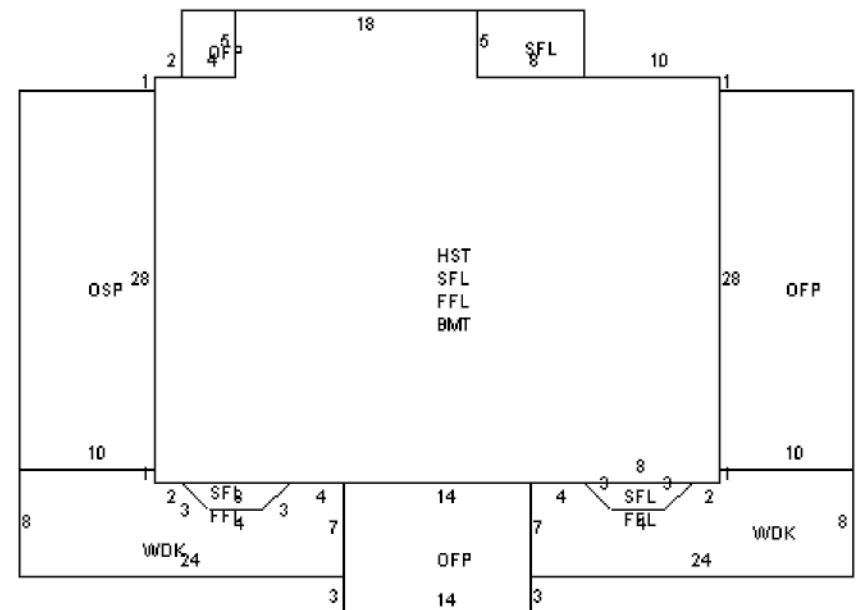
BATH FEATURES

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

COMMENTS

GARAGE AND BARN ATTACHED LONG CIRCULAR DRIVEWAY 1960'S KITCHEN INT, COULDUSE COSMETICS GOOD QUAL WOODWORK INSIDE CRACKED PLASTER THROUGHOUT.

SKETCH



GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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	RM:	11	BR:	4	Bath:	2	HB	1				

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.92326021
Const Adj.:	0.99970198
Adj \$ / SQ:	81.223
Other Features:	48000
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	676337
Depreciation:	229955
Depreciated Total:	446382

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 2439254.266
Juris. Factor:		Val/Su Fin:		128.91
Special Features:	0	Val/Su Net:		76.11
Final Total:	446400	Val/Su SzAd:		128.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,414	81.220	114,849	
FFL	1ST FLOOR	1,374	81.220	111,600	
BMT	BASEMENT	1,350	20.310	27,413	
HST	HALF STORY	675	81.220	54,825	
OFF	OPEN PORCH	440	15.000	6,600	
WDK	WOOD DECK	332	18.540	6,156	
OSP	SCRN PORCH	280	22.500	6,300	
Net Sketched Area:		5,865	Total:	327,743	
Size Ad	3463	Gross Area	6540	FinArea	3463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

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
32	BARN/LFT	D	Y	1	45X26	V	AV	1910	67.50	T	60	101			31,600			31,600
2	SHED/FR	D	Y	1	8X10	A	AV	1910	15.00	T	70	101			400			400

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	32,000	Total Special Features:		Total:	32,000
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