



**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(n) BUNGALOW Building Built about 1935, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 2 Rooms, and 1 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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		1.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									31,890						31,900	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									1,200						1,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	17,600	800	3.100	524,300	542,700		0
							GIS Ref
							GIS Ref
							Insp Date
							02/22/95
Total Card	17,600	800	3.100	524,300	542,700	Entered Lot Size	
Total Parcel	17,600	800	3.100	524,300	542,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		1,211.38	/Parcel:	1,211.	Land Unit 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	17,600	800	3.1	524,300	542,700	542,700	Year End Roll	9/28/2017
2017	101	FV	16,700	800	3.1	509,900	527,400	527,400	Year End Roll	9/29/2016
2016	101	FV	16,600	800	3.1	509,900	527,300	527,300	Year End Roll	1/14/2016
2015	101	FV	16,200	800	3.1	437,100	454,100	454,100	Year End	10/2/2014
2014	101	FV	15,600	800	3.1	395,500	411,900	411,900	Year End Roll	1/23/2014
2013	101	FV	15,300	800	2.93	380,000	396,100	396,100	Year End Roll	10/25/2012
2012	101	FV	15,300	800	2.93	380,000	396,100	396,100	Year End	1/26/2012
2011	106	FV		7400	2.93	385,800	393,200	393,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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			0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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
11/29/2010	PERMIT VISIT	25	D ERSKINE
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	2	- BUNGALOW
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	9	- CRAWL SP
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:	A	- AVERAGE

**GENERAL INFORMATION**

Grade:	D-	- POOR	
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:			
Prim Int Wal:	3	- OTHER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	8	- AVERAGE	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	6	- NONE	
Insulation:	5	- MINIMAL	
Int vs Ext:			
Heat Fuel:	6	- WOOD	
Heat Type:	8	- NONE	
# Heat Sys:			
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**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
1	SHED/MTL	D	Y	1	10x12	A	AV	2010	8.00	T	15	101			800			800
<b>More: N</b>																		

**BATH FEATURES**

Full Bath:	0	Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	POOR
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	PR	- Poor	66.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			66	%

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	2.08928585
Const Adj.:	0.89385504
Adj \$ / SQ:	149.401
Other Features:	23440
Grade Factor:	0.55
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	51899
Depreciation:	34253
Depreciated Total:	17646

**COMMENTS**

30' row bk5915 pg347; row 20' plan 1087 bk12517 pg351; row 12' bk5915, pg347..

**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:	2	BR:	1	Baths:	0	HB:	1				

**REMODELING**

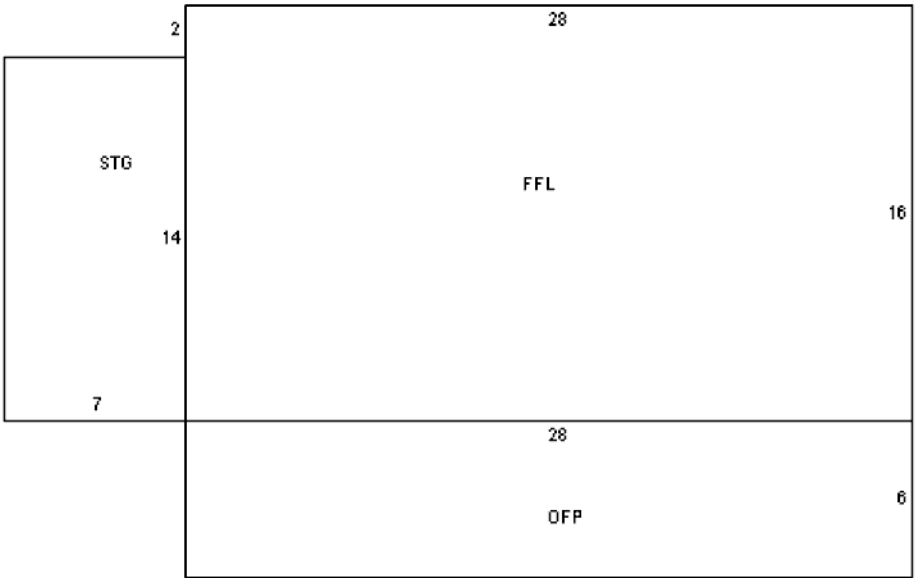
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	2	1	
Totals			
1	2	1	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	39.29	
Special Features: 0		Val/Su Net:	24.65	
Final Total:		17600	Val/Su SzAd:	39.29

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	448	149.400	61,912	
OFF	OPEN PORCH	168	15.000	2,520	
STG	STORAGE	98	15.000	1,470	
Net Sketched Area:		714	Total:	65,902	
Size Ad	448	Gross Area	714	FinArea	448

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE***AssessPro* Patriot Properties, Inc**PARCEL ID** 160 14 0

Total Yard Items: 800      Total Special Features:      Total: 800