



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 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	7.25	1.000	R2									580,000						580,000	
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	20,600	800	3.100	613,100	634,500		0
							GIS Ref
							GIS Ref
Total Card	20,600	800	3.100	613,100	634,500	Entered Lot Size	
Total Parcel	20,600	800	3.100	613,100	634,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 1,416.30		/Parcel: 1,416.			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
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

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			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
11/13/2018	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

