



PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		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 USA Own Occ: N
Postal:	01773-5112 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	0	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 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	7.91	1.000	R3									632,800						632,800	
130	LAND		1.86		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									55,800						55,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			3.697	688,600	688,600	SEE PLAN 1228 OF 2007 RECORDED 11/16/2007
Total Card			3.697	688,600	688,600	Entered Lot Size
Total Parcel			3.697	688,600	688,600	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
		Total Value per SQ unit /Card:		N/A	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	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 value 2019	6/4/2019
2018	130	FV		0	3.697	598,200	598,200	598,200	Year End Roll	9/28/2017
2017	130	FV		0	3.697	567,800	567,800	567,800	Year End Roll	9/29/2016
2016	130	FV		0	3.697	552,600	552,600	552,600	Year End Roll	1/14/2016
2015	130	FV		0	3.697	515,800	515,800	515,800	Year End	10/2/2014
2014	130	FV		0	3.697	467,800	467,800	467,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal:	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled:

DEPRECIATION

Phys Cond:	0.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 1.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMMENTS

--

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RM:s BR:s Baths:	HB

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

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

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

160 8 0