



**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 Influ	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	8.5	1.000	R2									680,000						680,000	
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

Total AC/HA:	3.09955	Total SF/SM:	135016.39	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	713,090	SpI Credit	Total:	713,100
--------------	---------	--------------	-----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	36,700	600	3.100	713,100	750,400		0
							GIS Ref
							GIS Ref
Total Card	36,700	600	3.100	713,100	750,400	Entered Lot Size	
Total Parcel	36,700	600	3.100	713,100	750,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	1,675.00	/Parcel:	1,675.	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	33,000	600	3.1	673,100	706,700	706,700	Year end	11/3/2022
2022	101	FV	20,600	800	3.1	613,100	634,500	634,500	Year End Roll	10/19/2021
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

**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

**USER DEFINED**

Prior Id # 1:	97 6 1
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:	

**PRINT**

Date	Time
09/13/23	23:32:56

**LAST REV**

Date	Time
02/24/20	09:45:37

apro 2467

