



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GARLOCK TR MARY
Owner 2:	MARY GARLOCK LIVING TRUST
Owner 3:	
Street 1:	203 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

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	Descip	%	Item	Code	Descip
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	9.5	1.000	R3									760,000						760,000	
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	User Acct
130			3.697	815,800	815,800	SEE PLAN 1228 OF 2007 RECORDED 11/16/2007	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	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
2023	130	FV		0	3.697	755,800	755,800	755,800	Year end	11/3/2022
2022	130	FV		0	3.697	688,600	688,600	688,600	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERTHEL TR,LAUR	81969-259		9/6/2023		675,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.69655	Total SF/SM:	161021.72	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 3	Total:	815,800	SpI Credit		Total:	815,800
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