



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HERTHEL LAURENCE D
Owner 2:	HERTHEL PAULINE
Owner 3:	
Street 1:	199 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5112 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
Postal:	01773-5112

**NARRATIVE DESCRIPTION**

This Parcel contains 2.394 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	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 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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.5578		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									16,734						16,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	462,300	32,000	2.394	516,700	1,011,000
Total Card	462,300	32,000	2.394	516,700	1,011,000
Total Parcel	462,300	32,000	2.394	516,700	1,011,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		291.94	/Parcel: 291.94

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/06/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	458,300	32000	2.394	524,700	1,015,000	1,015,000	Year End Roll	9/26/2019
2019	101	FV	446,400	32000	2.394	507,900	986,300	986,300	Create Final value 2019	6/4/2019
2018	101	FV	446,400	32000	2.394	507,900	986,300	986,300	Year End Roll	9/28/2017
2017	101	FV	414,600	32000	2.394	493,500	940,100	940,100	Year End Roll	9/29/2016
2016	101	FV	401,900	32000	2.394	493,500	927,400	927,400	Year End Roll	1/14/2016
2015	101	FV	398,000	32000	2.394	420,700	850,700	850,700	Year End	10/2/2014
2014	101	FV	370,400	49300	2.387	378,900	798,600	798,600	Year End Roll	1/23/2014
2013	101	FV	362,500	30900	2.387	368,500	761,900	761,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERTHEL TR,LAUR	72157-455		1/24/2019	CONVENIENC		1	No	No		
HERTHEL LAURENC	41986-27		2/6/2004	CONVENIENC		1	No	No		
HERTHEL LAURENC	41696-126		12/29/2003	CONVENIENC		1	No	No		
HERTHEL, EVELYN	26466-253		7/2/1996	CONVENIENC		100	No	No		
	7166-439		7/19/1947		24000	No	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/6/2016	6382	RENOVATI	40,000	C	5/23/2017			Relocate carriage
8/20/2014	5873	ROOF	5,000	C				
8/13/2013	5508	DEMOLITI	8,600	C	5/6/2014			demo concrete gar
7/30/2012	5111	RENOVATI	12,000	C				reroof carriage ho
11/3/2008	4079	TEMPORAR	1,000	C				tent
10/22/2007	3794	MANUAL		C				install a wood bur
12/10/2002	2626	MANUAL		C	6/17/2003			chimney liner in w
11/25/1997	1313	BAYWINDO	2,000	C	2/28/1998			REPLACEMENT WINDOW
10/27/1997	1293	ROOF	4,000	C	2/28/1998			2/28/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
6/10/2013	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/17/2003	MEAS/EXT INS	615	
2/28/1998	MEAS/EXT INS	602	
5/6/1996	MEAS+INSPCTD	606	
1/23/1996	MEAS/EXT INS	606	
4/28/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

