



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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.	1.000	R3									560,000						560,000	
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
130			3.697	615,800	615,800	SEE PLAN 1228 OF 2007 RECORDED 11/16/2007
Total Card			3.697	615,800	615,800	Entered Lot Size
Total Parcel			3.697	615,800	615,800	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
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
2013	130	FV		0	3.727	456,700	456,700	456,700	Year End Roll	10/25/2012

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

