



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUBOIS CHRISTOPHER
Owner 2:	BELZ EMILY
Owner 3:	
Street 1:	215 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5112 Type:

PREVIOUS OWNER

Owner 1:	WINCHELL TR - GORDON D
Owner 2:	WINCHELL TR - WILLIAM F
Street 1:	215 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5112

NARRATIVE DESCRIPTION

This parcel contains 1.64 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1992, having primarily WOOD SHING Exterior and 3512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		71450		SQUARE FE	PRIME SITE		0	13.03	1.08	R5									1,008,983						1,009,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.640	1,251,800		1,009,000	2,260,800
Total Card		1.640	1,251,800	1,009,000	2,260,800
Total Parcel		1.640	1,251,800	1,009,000	2,260,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 643.77		/Parcel: 643.77	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,147,300	0	1.64	979,600	2,126,900		Year End Roll	12/2/2024
2024	101	FV	1,101,400	0	1.64	960,200	2,061,600		Year end	11/9/2023
2023	101	FV	944,200	0	1.64	813,100	1,757,300	1,757,300	Year end	11/3/2022
2022	101	FV	788,700	0	1.64	743,400	1,532,100	1,532,100	Year End Roll	10/19/2021
2021	101	FV	745,400	0	1.64	774,300	1,519,700	1,519,700	Year End Roll	10/15/2020
2020	101	FV	732,100	0	1.64	774,300	1,506,400	1,506,400	Year End Roll	9/26/2019
2019	101	FV	746,200	0	1.64	771,300	1,517,500	1,517,500	Create Final va	6/4/2019
2018	101	FV	746,200	0	1.64	771,300	1,517,500	1,517,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINCHELL TR,GOR	72026-520		12/18/2018		1,775,000	No	No		
WINCHELL TR,ENI	64897-18		2/5/2015	CONVENIENC		1	No	No	
WINCHELL TR,GOR	64879-6		2/5/2015	CONVENIENC		1	No	No	
WINCHELL GORDON	29140-165		8/28/1998	CONVENIENC		No	No		
WINCHELL, GORDO	24502-289		5/2/1994	FAMILY		No	No		
WINCHELL GORDON	19571-446		12/30/1988	FAMILY		No	No		
HOWARD ELIZABET	12767-243		1/29/1975		52,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2020	R-20-0164	ROOF	24,000	C				Strip & re-roof dw
5/22/2019	R-19-0012	SHEET MT	1,000	C				Sheet metal work t
2/22/2019	R-19-0004	RENOVATI	75,000	C				Kitchen & 3 bathro
7/14/2011	4792	MANUAL	5,000	C				install 2 (4x10) s
12/11/2001	2411	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	
1/14/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

