

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

68,400 /

68,400

USE VALUE:

68,400 /

68,400

ASSESSED:

68,400 /

68,400

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL TR GORDON D
Owner 2:	
Owner 3:	PINE LOCH REALTY TRUST
Street 1:	221 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5112 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.05 ACRES of land mainly classified as UNDEV

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
132	UNDEV		1.43		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									50,050						50,100	Undev per planning
132	UNDEV		2.62		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									18,340						18,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	4.050			68,400	68,400
Total Card	4.050			68,400	68,400
Total Parcel	4.050			68,400	68,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	4.05	68,400	68,400		Year End Roll	12/2/2024
2024	132	FV		0	4.05	58,600	58,600		Year end	11/9/2023
2023	132	FV		0	4.05	58,600	58,600	58,600	Year end	11/3/2022
2022	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	10/19/2021
2021	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	10/15/2020
2020	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	9/26/2019
2019	132	FV		0	4.05	58,600	58,600	58,600	Create Final va	6/4/2019
2018	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINCHELL GORDON	19571-446		12/30/1988	FAMILY		Yes	No		
HOWARD ELIZABET	12767-243		1/29/1975		52,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97 19 2
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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	18:40:14

LAST REV

Date	Time
11/09/21	15:19:11

blakeley 2458

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