173	56	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 731,800
Map	Lot	Sublot	Building	Unit	CARD	!81!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL FREDRICK CLARKE			
Owner 2:	MANNING THERESA M			
Owner 3:				
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 1.292 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	282,000	2,300	1.292	447,500	731,800
Total Card	282,000	2,300	1.292	447,500	731,800
Total Parcel	282,000	2,300	1.292	447,500	731,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.54 | /Parcel: 363.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date
07/19/10

PREVIOUS ASSESSMENT

Parcel ID: 173 56 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,000	2300	1.292	447,500	731,800	731,800	Year End Roll	9/28/2017
2017	101	FV	277,400	2300	1.292	434,400	714,100	714,100	Year End Roll	9/29/2016
2016	101	FV	275,100	2300	1.292	434,400	711,800	711,800	Year End Roll	1/14/2016
2015	101	FV	268,300	2300	1.292	368,100	638,700	638,700	Year End	10/2/2014
2014	101	FV	249,900	2300	1.292	330,200	582,400	582,400	Year End Roll	1/23/2014
2013	101	FV	245,300	2300	1.292	320,700	568,300	568,300	Year End Roll	10/25/2012
2012	101	FV	245,300	2300	1.292	400,900	648,500	648,500	Year End	1/26/2012
2011	101	FV	249,900	2300	1.292	407,400	659,600	659,600	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:10:19

LAST REV

Date	Time
08/23/17	14:19:00
blakeley	
81	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINE LOCH REALT	21220-436		6/14/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2017	6776	SOLAR PA	30,000	C				Install solar pane
10/18/2016	6594	WINDOWS	13,078	C				Replace 6 windows
4/15/2009	4150	MANUAL	8,000	C	7/19/2010			install 2 solar pa
4/9/2009	4145	GARAGE	45,000	C	11/12/2009			Contruct 2 car gar
10/29/2007	3805	HOT TUB	10,000	C	5/15/2008			construct new deck
11/17/2000	2131	ROOF		C	6/30/2001			
6/16/1994	498-94	BARN	5,000	C	8/16/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	B MORGAN
12/9/2004	M&L COMPLETE	615	D VELUTTI
12/27/1995	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
11/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101 7 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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56291		SQUARE FE	PRIME SITE		0	6.14	1.295	R2									447,528						447,500	

Total AC/HA:	1.29226	Total SF/SM:	56290.85	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	447,528	Spl Credit		Total:	447,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.8	%

CALC SUMMARY

Basic $ / SQ:	91.00
Size Adj.:	1.04806256
Const Adj.:	1.01999998
Adj $ / SQ:	97.281
Other Features:	43205
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	338958
Depreciation:	56945
Depreciated Total:	282013

COMMENTS

NO ATTIC SOME TINY LOFTS IN BDRMS .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

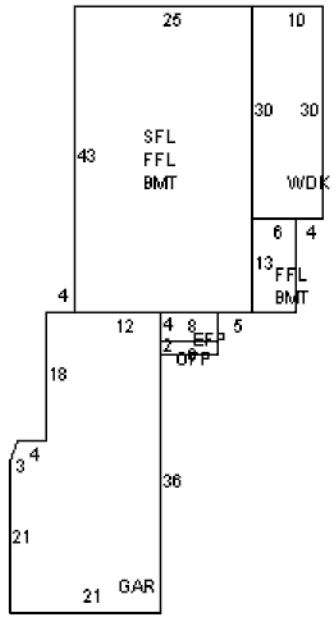
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 575196.8254

Juris. Factor:		Val/Su Fin:	140.09
Special Features:	0	Val/Su Net:	65.51
Final Total:	282000	Val/Su SzAd	140.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,153	24.320	28,041
FFL	1ST FLOOR	1,153	97.280	112,165
SFL	2ND FLOOR	860	97.280	83,662
GAR	GARAGE	791	36.000	28,476
WDK	WOOD DECK	300	19.000	5,700
EFP	ENCL PORCH	32	36.000	1,152
OFP	OPEN PORCH	16	15.000	240
	Net Sketched Area:	4,305	Total:	259,436
Size Ad	2013	Gross Area	4520	FinArea 2013

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	80				0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

173 56 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X10	A	AV	1992	15.00	T	50	101			600			600
93	HOT TUB	D	Y	1	1	A	AV	2007	2,000.00	T	15	101			1,700			1,700

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300