



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WINCHELL TR GORDON D
Owner 2:	WINCHELL TR WILLIAM F
Owner 3:	THE GORDON D WINCHELL TRUST
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 - ENID M
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(n) CONTEMPORARY Building Built about 1992, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
101	ONE FAM		71450		SQUARE FE	PRIME SITE		0	9.96	1.084	R5									771,253						771,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	746,200		1.640	771,300	1,517,500		0
							GIS Ref
							GIS Ref
							Insp Date
							05/03/17
Total Card	746,200		1.640	771,300	1,517,500	Entered Lot Size	
Total Parcel	746,200		1.640	771,300	1,517,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		432.11	/Parcel:	432.11	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	746,200	0	1.64	771,300	1,517,500	1,517,500	Year End Roll	9/28/2017
2017	101	FV	711,900	0	1.64	771,300	1,483,200	1,483,200	Year End Roll	9/29/2016
2016	101	FV	697,100	0	1.64	720,900	1,418,000	1,418,000	Year End Roll	1/14/2016
2015	101	FV	677,600	0	1.64	667,500	1,345,100	1,345,100	Year End	10/2/2014
2014	101	FV	625,400	0	1.64	658,200	1,283,600	1,283,600	Year End Roll	1/23/2014
2013	101	FV	612,300	0	1.64	638,800	1,251,100	1,251,100	Year End Roll	10/25/2012
2012	101	FV	663,600	0	1.64	658,200	1,321,800	1,321,800	Year End	1/26/2012
2011	101	FV	678,000	0	1.64	703,100	1,381,100	1,381,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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		0	No	No		
WINCHELL, GORDO	24502-289		5/2/1994	FAMILY		0	No	No		
WINCHELL GORDON	19571-446		12/30/1988	FAMILY		0	No	No		
HOWARD ELIZABET	12767-243		1/29/1975		52000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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	J SMITH
1/14/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

