



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:	215 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	Descp	%	Item	Code	Descp
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
132	UNDEV		1.43		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									42,900						42,900	Undev per planning
132	UNDEV		2.62		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									15,720						15,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			4.050	58,600	58,600		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			4.050	58,600	58,600	Entered Lot Size	
Total Parcel			4.050	58,600	58,600	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
2018	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	9/28/2017
2017	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	9/29/2016
2016	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	1/14/2016
2015	132	FV		0	4.05	58,600	58,600	58,600	Year End	10/2/2014
2014	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	1/23/2014
2013	132	FV		0	4.05	58,600	58,600	58,600	Year End Roll	10/25/2012
2012	132	FV		0	4.05	58,600	58,600	58,600	Year End	1/26/2012
2011	132	FV		0	4.05	58,600	58,600	58,600	Year End	2/10/2011

SALES INFORMATION

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

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

Total AC/HA:	4.05000	Total SF/SM:	176418.02	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 5	Total:	58,620	Spl Credit		Total:	58,600
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