



PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		CONCORD RD, LINCOLN
Unit #:		
Owner 1: WINCHELL TR FREDRICK CLARKE		
Owner 2: MANNING TR THERESA M		
Owner 3: WINCHELL MANNING 2021 FUND TRS		
Street 1: 221 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5112	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	306,200	2,300	1.292	528,400	836,900
Total Card 306,200 2,300 1.292 528,400 836,900					
Total Parcel 306,200 2,300 1.292 528,400 836,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 415.75		/Parcel: 415.75	

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

Insp Date	11/27/18
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PREVIOUS OWNER

Owner 1:	WINCHELL - FREDRICK CLARKE
Owner 2:	MANNING - THERESA M
Street 1:	221 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5112

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	288,900	2300	1.292	455,500	746,700	746,700	Year End Roll	10/15/2020
2020	101	FV	284,300	2300	1.292	462,800	749,400	749,400	Year End Roll	9/26/2019
2019	101	FV	282,000	2300	1.292	447,500	731,800	731,800	Create Final value 2019	6/4/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WINCHELL,FREDRI	77608-523		4/26/2021	CONVENIENC		99	No	No
PINE LOCH REALT	21220-436		6/14/1991	FAMILY			No	No

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

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	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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/29/2019	R-19-0066	FENCE	2,000	C				Install a privacy
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			Construct 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
11/27/2018	MEAS/EXT INS	622	K Cuoco
7/19/2010	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
12/9/2004	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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		56291		SQUARE FE	PRIME SITE		0	7.25	1.295	R2									528,433						528,400	

Total AC/HA:	1.29226	Total SF/SM:	56290.85	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	528,433	Spl Credit	Total:	528,400
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