



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DUBOIS CHRISTOPHER
Owner 2:	BELZ EMILY
Owner 3:	
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 - GORDON D
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	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
101	ONE FAM		71450		SQUARE FE	PRIME SITE		0	9.6	1.084	R5									743,376						743,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	788,700		1.640	743,400	1,532,100
Total Card	788,700		1.640	743,400	1,532,100
Total Parcel	788,700		1.640	743,400	1,532,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		436.27	/Parcel: 436.27

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/03/17
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	745,400	0	1.64	774,300	1,519,700	1,519,700	Year End Roll	10/15/2020
2020	101	FV	732,100	0	1.64	774,300	1,506,400	1,506,400	Year End Roll	9/26/2019
2019	101	FV	746,200	0	1.64	771,300	1,517,500	1,517,500	Create Final value 2019	6/4/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINCHELL TR,GOR	72026-520		12/18/2018		1,775,000	No	No			
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		No	No			
WINCHELL, GORDO	24502-289		5/2/1994	FAMILY		No	No			
WINCHELL GORDON	19571-446		12/30/1988	FAMILY		No	No			
HOWARD ELIZABET	12767-243		1/29/1975		52,000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2020	R-20-0164	ROOF	24,000	C				Strip & re-roof dw
5/22/2019	R-19-0012	SHEET MT	1,000	C				Sheet metal work t
2/22/2019	R-19-0004	RENOVATI	75,000	C				Kitchen & 3 bathro
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	
1/14/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

