



**PROPERTY LOCATION**

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

**OWNERSHIP**

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:

**PREVIOUS OWNER**

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

**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

**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	8.	1.295	R2									583,098						583,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,300	1,600	1.292	583,100	946,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 469.95						/Parcel: 469.95	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,200	2300	1.292	528,400	836,900	836,900	Year End Roll	10/19/2021
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

**SALES INFORMATION**

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

**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

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:		

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

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	RM	s:	8	BR	s:	4	Bath	s:	2	HB	1	

GENERAL INFORMATION

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

CONDO INFORMATION

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

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

DEPRECIATION

Phys Cond:	AV	- Average	15.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			15.5%

REMODELING

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
1	8	4	1

RES BREAKDOWN

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

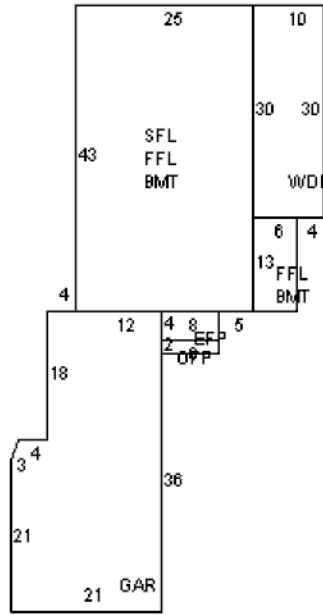
CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	1.04806256
Const Adj.:	1.01999998
Adj \$ / SQ:	134.697
Other Features:	43205
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	427618
Depreciation:	66281
Depreciated Total:	361338

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 575196.8254
		Juris. Factor:		Before Depr: 148.17
		Special Features:	0	Val/Su Net: 83.93
		Final Total:	361300	Val/Su SzAd: 179.48

SKETCH



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	70	101			400			400
93	HOT TUB	D	Y	1	1	A	AV	2007	2,000.00	T	40	101			1,200			1,200

PARCEL ID

173 56 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,153	33.670	38,826	
FFL	1ST FLOOR	1,153	134.700	155,306	
SFL	2ND FLOOR	860	134.700	115,839	
GAR	GARAGE	791	36.000	28,476	
WDC	WOOD DECK	300	19.000	5,700	
EFP	ENCL PORCH	32	36.000	1,152	
OFF	OPEN PORCH	16	15.000	240	
Net Sketched Area:		4,305	Total:	345,539	
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

