



PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		CONCORD RD, LINCOLN
OWNERSHIP		
Unit #: _____		
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: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,101,400		1.640	960,200	2,061,600
Total Card 1,101,400 1.640 960,200 2,061,600					
Total Parcel 1,101,400 1.640 960,200 2,061,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 587.05		/Parcel: 587.05	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/03/17

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	944,200	0	1.64	813,100	1,757,300	1,757,300	Year end	11/3/2022
2022	101	FV	788,700	0	1.64	743,400	1,532,100	1,532,100	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	

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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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 ____/____/____

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	12.4	1.084	R5									960,194						960,200	

Total AC/HA:	1.64027	Total SF/SM:	71450.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	960,194	Spl Credit	Total:	960,200
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