Total Card / Total Parcel
APPRAISED: 1,097,600 / 1,097,600
USE VALUE: 1,097,600 / 1,097,600
ASSESSED: 1,097,600 / 1,097,600

PROPERTY LOCATION

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

OWNERSHIP

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:

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 CONTEMPORARY Building built about 1991, having primarily CLAPBOARD Exterior and 2013 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.292	457,400	1,700	638,500	1,097,600
Total Card	1.292	457,400	1,700	638,500	1,097,600
Total Parcel	1.292	457,400	1,700	638,500	1,097,600

Source: Market Adj Cost   Total Value per SQ unit /Card: 545.26   /Parcel: 545.26

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/27/18

Parcel ID 173 56 0

!81!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	420,800	1600	1.292	631,900	1,054,300		Year End Roll	12/2/2024
2024	101	FV	416,200	1600	1.292	619,500	1,037,300		Year end	11/9/2023
2023	101	FV	361,300	1600	1.292	583,100	946,000	946,000	Year end	11/3/2022
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 va	6/4/2019
2018	101	FV	282,000	2300	1.292	447,500	731,800	731,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:07:58

LAST REV

Date	Time
05/05/21	14:27:33

blakeley

PAT ACCT. 81

SALES INFORMATION

TAX DISTRICT

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

USER DEFINED

Prior Id # 1:	101 7 2
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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	7/19/2010			Contruct 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	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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 Influ	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	8.76	1.29	R2									638,493						638,500	

| Total AC/HA: 1.29226 | Total SF/SM: 56291 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 2 | Total: 638,493 | Spl Credit | Total: 638,500 |

EXTERIOR INFORMATION

Field	Value
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:	

GENERAL INFORMATION

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

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
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

BATH FEATURES

Feature	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	2	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:		
WSFlue:	1	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	15.5 %	

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	1.04806256
Const Adj.:	1.01999998
Adj $ / SQ:	178.527
Other Features:	43205
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541307
Depreciation:	83903
Depreciated Total:	457405

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	RMs: 8		BRs: 4			Baths: 2			HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	
AvRate:	
Ind.Val	575196.8254
Juris. Factor:	Before Depr: 196.38
Special Features:	0 Val/Su Net: 106.25
Final Total:	457400 Val/Su SzAd 227.22

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,153	44.630	51,460
FFL	1ST FLOOR	1,153	178.530	205,842
SFL	2ND FLOOR	860	178.530	153,533
GAR	GARAGE	791	38.520	30,469
WDK	WOOD DECK	300	20.330	6,099
EFP	ENCL PORCH	32	38.520	1,233
OFP	OPEN PORCH	16	16.050	257
Net Sketched Area: 4,305			Total:	448,893
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**

MOBILE HOME

Field	Value
Make:	
Model:	
Serial #	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173 56 0

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	16.05	T	70	101			400			400
93	HOT TUB	D	Y	1	1	A	AV	2007	2,200.00	T	40	101			1,300			1,300

Field	Value
More:	N
Total Yard Items:	1,700
Total Special Featues:	
Total:	1,700