



Patriot Properties Inc.

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 Infru	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	10.	1.084	R5									774,350						774,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	745,400		1.640	774,300	1,519,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 432.74						/Parcel: 432.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	101	FV	612,300	0	1.64	638,800	1,251,100	1,251,100	Year End Roll	10/25/2012

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		1775000	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		0	No	No		
WINCHELL, GORDO	24502-289		5/2/1994	FAMILY		0	No	No		
WINCHELL GORDON	19571-446		12/30/1988	FAMILY		0	No	No		
HOWARD ELIZABET	12767-243		1/29/1975		52000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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

Total AC/HA:	1.64027	Total SF/SM:	71450.16	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 5	Total:	774,350	Spl Credit:		Total:	774,300
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