Map	Lot	Sublot	Building	Unit	CARD
150	31	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,864,500	/	1,864,500
USE VALUE:	1,864,500	/	1,864,500
ASSESSED:	1,864,500	/	1,864,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WINTER ST, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	MORRIS TR ZACHARY K	
Owner 2:	MORRIS TR KIM E	
Owner 3:	MORRIS FAMILY REV LIV TRUST	
Street 1:	14 WINTER ST	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Own Occ:	Y	
Postal:	01773-3402	Type:

PREVIOUS OWNER

Owner 1:	MORRIS - ZACHARY K
Owner 2:	MORRIS - KIM E
Street 1:	14 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA
Cntry	
Postal:	01773-3402

NARRATIVE DESCRIPTION

This parcel contains 1.611 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1912, having primarily CLAPBOARD Exterior and 3844 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.611	940,200	1,300	923,000	1,864,500
Total Card	1.611	940,200	1,300	923,000	1,864,500
Total Parcel	1.611	940,200	1,300	923,000	1,864,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.04 | /Parcel: 485.04

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/19/25

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID: 150 31 0

!1919!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	890,900	1300	1.611	896,100	1,788,300		Year End Roll	12/2/2024
2024	101	FV	854,300	1300	1.611	878,300	1,733,900		Year end	11/9/2023
2023	101	FV	848,800	1300	1.611	712,700	1,562,800	1,562,800	Year end	11/3/2022
2022	101	FV	769,800	2000	1.611	659,500	1,431,300	1,431,300	Year End Roll	10/19/2021
2021	101	FV	746,300	2000	1.611	616,400	1,364,700	1,364,700	Year End Roll	10/15/2020
2020	101	FV	740,600	2000	1.611	639,500	1,382,100	1,382,100	Year End Roll	9/26/2019
2019	101	FV	726,100	2000	1.611	622,600	1,350,700	1,350,700	Create Final va	6/4/2019
2018	101	FV	726,100	2000	1.611	622,600	1,350,700	1,350,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:25:19

LAST REV

Date	Time
03/07/25	11:23:42
apro	

PAT ACCT. 1919

USER DEFINED

Prior Id # 1:	71 10 0
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS,ZACHARY	66900-198		3/8/2016	FAMILY	1	No	No		
MUNN,SAMSON	66740-584		1/29/2016		1,425,000	No	No		
ROSS STEPHANIE	55242-567		8/25/2010		1,205,000	No	No		
SPRAGG DEBORAH	35348-24		4/26/2002	CONVENIENC	99	No	No		
HUBBARD ELIOT I	22208-127		7/14/1992		608,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2020	R-20-0199	ROOF	9,000	C				Replace 4 squares
5/1/2015	6068	ROOF	6,000	C				Strip and re-roof
12/21/2010	4634	RENO-GAR	8,500	C	7/5/2011			reside gar; repair
6/28/2002	2527	MANUAL	75,000	C	6/21/2003			ren kitchen, mudrm

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
1/3/2017	SALES INSP	618	G BOURGAULT
7/5/2011	PERMIT VISIT	25	D ERSKINE
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
10/24/1998	MEAS+INSPCTD	602	
5/18/1996	MEAS+INSPCTD	606	
12/6/1995	ENTRY DENIED	607	
6/1/1994	FIELDREV CHG	600	

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		70161		SQUARE FE	PRIME SITE		0	11.98	1.10	R4									923,035						923,000	

Total AC/HA:	1.61067	Total SF/SM:	70161	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	923,035	Spl Credit		Total:	923,000

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO	50 %	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	5	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.90608740
Const Adj.:	1.00979996
Adj $ / SQ:	118.031
Other Features:	103000
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1139614
Depreciation:	199432
Depreciated Total:	940181

COMMENTS

SEC 14 ACC APT.

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: 14		BRs: 6			Baths: 5				HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	1
Totals			
1	14	6	

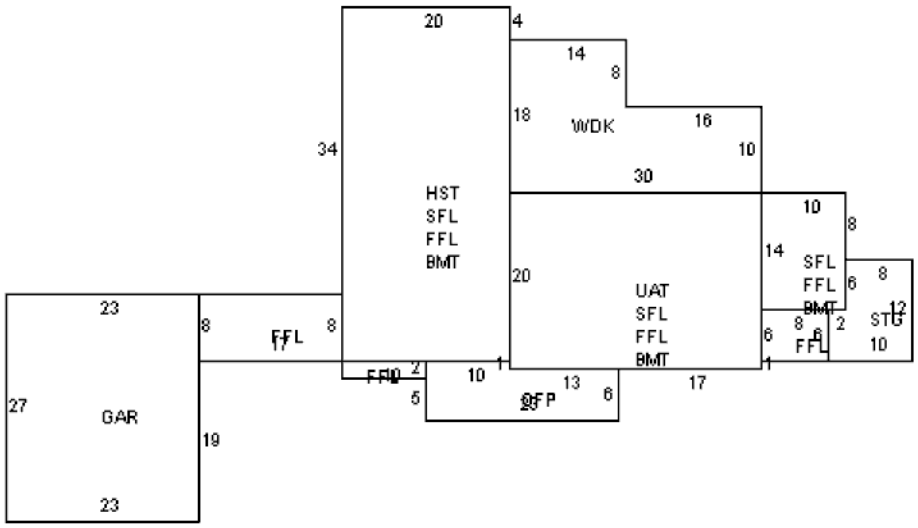
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1333218.103

Juris. Factor:		Before Depr:	206.55
Special Features:	0	Val/Su Net:	137.50
Final Total:	940200	Val/Su SzAd	244.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,814	118.030	214,108
BMT	BASEMENT	1,610	29.510	47,507
SFL	2ND FLOOR	1,610	118.030	190,030
GAR	GARAGE	621	38.520	23,921
HST	HALF STORY	420	118.030	49,573
WDK	WOOD DECK	412	18.950	7,807
OFP	OPEN PORCH	148	16.050	2,375
STG	STORAGE	108	16.050	1,733
	Net Sketched Area:	6,838	Total:	548,208
Size Ad	3844	Gross Area	7793	FinArea 3844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 150 31 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	12x20	A	GD	1988	16.05	T	65	101			1,300			1,300

More: N	Total Yard Items:	1,300	Total Special Featues:		Total: 1,300