

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		OLD WINTER ST., LINCOLN

OWNERSHIP

Owner 1:	DONNELLY III WILLIAM J
Owner 2:	DONNELLY ALLISON W
Owner 3:	
Street 1:	35 OLD WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SABIN - STANLEY
Owner 2:	SABIN - SUSAN M
Street 1:	40 SEAVER ST
Twn/City:	WELLESLEY
St/Prov:	MA Cntry
Postal:	02481

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1932, having primarily CLAPBOARD Exterior and 3356 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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	3	WATER
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	1,004,800		678,900	1,683,700
Total Card		0.920	1,004,800	678,900	1,683,700
Total Parcel		0.920	1,004,800	678,900	1,683,700
Source:		Market Adj Cost	Total Value per SQ unit /Card: 501.64		/Parcel: 501.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	909,900	0	.92	659,100	1,569,000		Year End Roll	12/2/2024
2024	101	FV	871,100	0	.92	646,200	1,517,300		Year end	11/9/2023
2023	101	FV	865,500	0	.92	595,200	1,460,700	1,460,700	Year end	11/3/2022
2022	101	FV	770,300	0	.92	538,100	1,308,400	1,308,400	Year End Roll	10/19/2021
2021	101	FV	738,400	0	.92	476,200	1,214,600	1,214,600	Year End Roll	10/15/2020
2020	101	FV	724,500	0	.92	476,200	1,200,700	1,200,700	Year End Roll	9/26/2019
2019	101	FV	753,500	0	.92	461,200	1,214,700	1,214,700	Create Final va	6/4/2019
2018	101	FV	753,500	0	.92	461,200	1,214,700	1,214,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SABIN,STANLEY	63932-493		7/17/2014		1,125,000	No	No		
HAMMOND BRUCE W	50303-475		11/1/2007	CHD>SALE	1,185,000	No	No		
LOCKE CAROL A,	42381-588		4/1/2004		690,000	No	No		
REDDEN HUGH E/L	22350-433		8/31/1992		295,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2015	6141	ROOF	8,075	C				Strip & re-roof dw
8/24/2004	3013	ADDITION	150,000	C	5/21/2005			rec rm, fam rm, ma
6/24/2004	2959	RENOVATI	18,000	C	5/21/2005			convert ft porch t
6/24/2004	2958	RENOVATI	40,000	C	5/21/2005			rem kit, move stai
5/26/2004	2934	MANUAL	1,200	C	5/21/2005			move bath wind 20"
11/3/1998	1571	KITCHEN	20,000	C	6/9/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/21/2005	MEAS+INSPCTD	615	
6/9/1999	MEAS+INSPCTD	602	
10/14/1998	M&L COMPLETE	602	
2/29/1996	ENTRY DENIED	606	
6/29/1994	FIELDREV CHG	600	
2/25/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	71 11 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:	

