

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | WINTER ST, LINCOLN |

OWNERSHIP

| | |
|-----------|-------------------------------|
| Owner 1: | MACH TR MICHAEL R |
| Owner 2: | ADAMS TR KELLI A |
| Owner 3: | MICHAEL MACH 2016 REVOC TRUST |
| Street 1: | 15 WINTER ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3401 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | MACH - MICHAEL R |
| Owner 2: | - |
| Street 1: | 15 WINTER ST |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3401 |

NARRATIVE DESCRIPTION

This parcel contains 1.74 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1956, having primarily CLAPBOARD Exterior and 4388 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 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 | | |
| 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 | | 75794 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.04 | R3 | | | | | | | | | 785,811 | | | | | | 785,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 1.740 | 906,200 | 2,300 | 785,800 | 1,694,300 |
| Total Card 1.740 906,200 2,300 785,800 1,694,300 | | | | | |
| Total Parcel 1.740 906,200 2,300 785,800 1,694,300 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 386.10 | | /Parcel: 386.10 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 858,900 | 2100 | 1.74 | 763,000 | 1,624,000 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 823,700 | 2100 | 1.74 | 748,000 | 1,573,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 818,300 | 2100 | 1.74 | 689,000 | 1,509,400 | 1,509,400 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 748,900 | 2500 | 1.74 | 622,800 | 1,374,200 | 1,374,200 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 726,400 | 2500 | 1.74 | 551,200 | 1,280,100 | 1,280,100 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 720,800 | 2500 | 1.74 | 551,200 | 1,274,500 | 1,274,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 707,000 | 2500 | 1.74 | 533,800 | 1,243,300 | 1,243,300 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 707,000 | 2500 | 1.74 | 533,800 | 1,243,300 | 1,243,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| MACH,MICHAEL R | 80103-431 | | 5/10/2022 | CONVENIENC | 99 | No | No | | |
| MACH,MICHAEL R | 67867-555 | | 8/23/2016 | DIVORCE/ESTA | 100 | No | No | | |
| RUST DIANNA J, | 30572-246 | | 8/18/1999 | | 775,000 | No | No | | |
| MAYFIELD, GLOVE | 26358-471 | | 5/30/1996 | CHD>SALE | 590,000 | No | No | | |
| | 10366-551 | | 9/19/1963 | | 50,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 2/14/2022 | R-22-0025 | MANUAL | 32,500 | C | 4/19/2022 | | | Replace water dama |
| 11/15/2012 | 5238 | SHED | 15,000 | C | 1/17/2013 | | | contract a storage |
| 11/16/2010 | 4609 | ROOF | 12,000 | C | | | | alter roof line at |
| 7/29/2010 | 4534 | RENOVATI | 250,000 | C | 7/5/2011 | | | reno to kitchen/si |
| 3/25/2009 | 4140 | RENOVATI | 20,000 | C | 7/23/2010 | | | bath remodel |
| 2/5/2001 | 2161 | ADDITION | 75,000 | C | 5/19/2001 | | | 5ft extention and |
| 7/30/1996 | 1012-96 | RENOVATI | 60,000 | C | 7/16/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/24/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/5/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/23/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/11/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/19/2001 | MEAS+INSPCTD | 614 | |
| 2/23/2000 | MEAS+INSPCTD | 600 | |
| 10/24/1998 | MEAS+INSPCTD | 602 | |
| 7/16/1997 | MEAS/EXT INS | 600 | |
| 1/25/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.73999 Total SF/SM: 75794 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 785,811 Spl Credit Total: 785,800



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 71 12 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 17:25:34 |

LAST REV

| Date | Time |
|----------|----------|
| 06/29/22 | 10:13:57 |

blakeley 1921

!1921!

Parcel ID 150 41 0

Entered Lot Size

Total Land:

Land Unit Type:

Legal Description 1346

User Acct 0

GIS Ref

GIS Ref

Insp Date 06/24/13

