

165

3

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,493,300 / 2,493,300

USE VALUE: 2,493,300 / 2,493,300

ASSESSed: 2,493,300 / 2,493,300

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 56 | | WINTER ST, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | APPELL TR JANE |
| Owner 2: | |
| Owner 3: | TORY REALTY TRUST |
| Street 1: | 56 WINTER ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773-2214 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 6.798 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1997, having primarily CLAPBOARD Exterior and 5348 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 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 | | |
| 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | | 1,042,400 | |
| 101 | ONE FAM | | 1.84 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 64,400 | | | | | | 64,400 | |
| 101 | ONE FAM | | 3.1218 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R5 | | | | | | | | | 21,853 | | | | | | 21,900 | Wetland |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|--------|-------------|-----|---------|---------------|-----------|--------|-----------|------------|--------|-----------|
| Total AC/HA: | 6.79835 | Total SF/SM: | 296136 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 1,128,653 | SpI Credit | Total: | 1,128,700 |
|--------------|---------|--------------|--------|-------------|-----|---------|---------------|-----------|--------|-----------|------------|--------|-----------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 101 | 6.798 | 1,363,900 | 700 | 1,128,700 | 2,493,300 |
| Total Card | 6.798 | 1,363,900 | 700 | 1,128,700 | 2,493,300 |
| Total Parcel | 6.798 | 1,363,900 | 700 | 1,128,700 | 2,493,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 466.19 | /Parcel: | 466.19 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,253,700 | 700 | 6.798 | 1,098,300 | 2,352,700 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,204,300 | 700 | 6.798 | 1,065,900 | 2,270,900 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,041,700 | 700 | 6.798 | 913,900 | 1,956,300 | 1,956,300 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 892,600 | 1000 | 6.798 | 841,900 | 1,735,500 | 1,735,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 849,200 | 1000 | 6.798 | 873,900 | 1,724,100 | 1,724,100 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 835,200 | 1000 | 6.798 | 873,900 | 1,710,100 | 1,710,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 851,900 | 1000 | 6.798 | 870,700 | 1,723,600 | 1,723,600 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 851,900 | 1000 | 6.798 | 870,700 | 1,723,600 | 1,723,600 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|-----|-----|-------|----------------------------|
| STRATFORD REALT | 27268-483 | | 5/5/1997 | OTHER | 635,000 | Yes | No | | site wrk inc sp (\$60,000) |
| | 7957-120 | | 9/19/1952 | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------|
| 4/29/1998 | 1397 | SHED | 2,000 | C | 6/23/1998 | | | 6/23/98 100% |
| 5/6/1997 | 1178 | NEW HOME | 350,000 | C | 6/23/1998 | | | 6/23/98 100% |
| 9/20/1995 | 818-95 | MANUAL | | C | 7/1/1996 | | | FENCE |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 2/19/2025 | | 6 | JN |
| 9/4/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/23/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 10/24/1998 | MEAS+INSPCTD | 602 | |
| 6/23/1998 | MEAS/EXT INS | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 71 7 24 |
| 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 | 17:28:29 |

LAST REV

| Date | Time |
|----------|----------|
| 03/07/25 | 11:36:20 |

apro 1942

!1942!

