



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRISON HENRY F
Owner 2:	HARRISON ELIZABETH H
Owner 3:	
Street 1:	18 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3402 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 5.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1964, having primarily WOOD SHING Exterior and 3930 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.763		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									61,705						61,700	
101	ONE FAM		1.5		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									10,500						10,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.100	911,900	79,100	1,114,600	2,105,600
Total Card 5.100 911,900 79,100 1,114,600 2,105,600					
Total Parcel 5.100 911,900 79,100 1,114,600 2,105,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 535.78		/Parcel: 535.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	904,400	73900	5.1	1,084,200	2,062,500		Year End Roll	12/2/2024
2024	101	FV	868,800	73900	5.1	1,053,900	1,996,600		Year end	11/9/2023
2023	101	FV	748,100	73900	5.1	901,900	1,723,900	1,723,900	Year end	11/3/2022
2022	101	FV	639,800	103300	5.1	829,900	1,573,000	1,573,000	Year End Roll	10/19/2021
2021	101	FV	606,300	103300	5.1	861,900	1,571,500	1,571,500	Year End Roll	10/15/2020
2020	101	FV	595,900	103300	5.1	861,900	1,561,100	1,561,100	Year End Roll	9/26/2019
2019	101	FV	607,200	103300	5.1	858,700	1,569,200	1,569,200	Create Final va	6/4/2019
2018	101	FV	607,200	103300	5.1	858,700	1,569,200	1,569,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAM SHARPE,	11703-681		7/19/1969		87,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2012	4971	RENOVATI	20,000	C	6/26/2012			remodel existing s

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
6/26/2012	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	
6/1/1996	MEAS+INSPCTD	606	
12/6/1995	ENTRY DENIED	607	

Sign: VERIFICATION OF VISIT NOT DATA

