



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLD WINTER ST, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: CHRISTENFELD TIMOTHY		
Owner 2: CAIRNS-SMITH SARAH		
Owner 3:		
Street 1: 50 OLD WINTER ST		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3406	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.897	1,373,900	12,500	1,219,500	2,605,900
Total Card 6.897 1,373,900 12,500 1,219,500 2,605,900					
Total Parcel 6.897 1,512,300 12,500 1,219,500 2,744,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 616.78		/Parcel: 478.35	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/18/13
!1957!	

PREVIOUS OWNER

Owner 1:	Wolff Jr - Robert Lee
Owner 2:	Lindeke - Caroline S
Street 1:	50 Old Winter St
Twn/City:	Lincoln
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3406

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,464,100	11600	6.897	1,189,100	2,664,800		Year End Roll	12/2/2024
2024	101	FV	1,406,200	11600	6.897	1,143,800	2,561,600		Year end	11/9/2023
2023	101	FV	1,228,900	11600	6.897	991,800	2,232,300	2,232,300	Year end	11/3/2022
2022	101	FV	1,103,000	9200	6.897	919,800	2,032,000	2,032,000	Year End Roll	10/19/2021
2021	101	FV	1,183,600	9200	6.897	951,800	2,144,600	2,144,600	Year End Roll	10/15/2020
2020	101	FV	1,249,200	9200	6.897	951,800	2,210,200	2,210,200	Year End Roll	9/26/2019
2019	101	FV	1,246,800	9200	6.897	948,600	2,204,600	2,204,600	Create Final va	6/4/2019
2018	101	FV	1,246,800	9200	6.897	948,600	2,204,600	2,204,600	Year End Roll	9/28/2017

Parcel ID 150 53 0

Date	Time
09/26/25	17:30:20
Date	Time
09/05/22	12:43:02
apro	
1957	

USER DEFINED

Prior Id # 1:	72 1 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:	

NARRATIVE DESCRIPTION

This parcel contains 6.897 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1880, having primarily CLAPBOARD Exterior and 4225 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Wolff Jr,Robert	60299-166		10/22/2012	PVT SALE	2,325,000	No	No		
BEAL BRUCE A	21728-211		1/31/1992		1,225,000	No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2021	R-21-0247	SHED	14,876	O	11/23/2021			Construct a 12'x20
8/22/2018	7175	WDK	8,400	C				Construct a deck
10/26/2015	6261	POOL	53,000	C	3/3/2016			Repair inground po
8/14/2013	5510	WOOD STO	5,000	C				install wood stove
4/10/2013	5371	RENOVATI	205,000	C	5/27/2014			amend permit to ad
2/12/2013	5323	MANUAL	45,000	C				sheet metal work f
1/2/2013	5289	RENOVATI	43,500	C	6/18/2013			remodel mst bath,e
11/3/2004	3079	RENO-BAR	15,000	C	6/15/2007			art studio in barn
5/10/2002	2487	MANUAL	20,000	C	6/21/2003			walking deck on ro
6/15/1998	1442	ADDITION	45,000	C	3/20/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	VISITED	623	M Larson
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2014	PERMIT VISIT	25	D ERSKINE
6/18/2013	MEAS+INSPCTD	25	D ERSKINE
6/15/2007	MEAS+INSPCTD	100	
7/25/2006	PERMIT VISIT	100	
5/21/2005	MEAS+INSPCTD	615	
6/21/2003	MEAS/EXT INS	615	
2/14/2000	ABATE-INSPEC	600	

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		5.06		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									177,100						177,100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	6.89655	Total SF/SM:	300414	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,219,500	SpI Credit	Total:	1,219,500
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