

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	PLAUT TIMOTHY
Owner 2:	PLAUT MADELEINE
Owner 3:	
Street 1:	45A CLARENDON ROAD
Street 2:	
Twn/City:	LONDON W11 4JD
St/Prov:	ENGLAND Cntry Own Occ: N
Postal:	Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE - THOMAS L
Owner 2:	DENORMANDIE - KATHERINE B
Street 1:	11 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2907

NARRATIVE DESCRIPTION

This Parcel contains 2.621 ACRES of land mainly classified as POTENTL

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
131	POTENTL		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
131	POTENTL		0.784		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									27,440						27,440	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	2.621			825,800	825,800
Total Card		2.621		825,800	825,800
Total Parcel		2.621		825,800	825,800
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	131	FV		0	2.621	802,600	802,600		Year End Roll	12/2/2024
2024	722	FV		0	2.621	783,520	783,520		Year end	11/9/2023
2023	722	FV		0	2.621	723,520	723,520	136	Year end	11/3/2022
2022	722	FV		0	2.621	656,320	656,320	136	Year End Roll	10/19/2021
2021	722	FV		0	2.621	583,520	583,520	112	Year End Roll	10/15/2020
2020	722	FV		0	2.621	583,520	583,520	105	Year End Roll	9/26/2019
2019	722	FV		0	2.621	565,920	565,920	105	Create Final va	6/4/2019
2018	722	FV		0	2.621	565,920	565,920	105	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE, THO	82648-347		4/9/2024	MULTI-PARCEL	2,000,000	No	No		
DENORMANDIE JAM	15731-583		8/13/1984	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	72 1 2
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:	

!1958!

PRINT

Date	Time
09/26/25	17:30:37

LAST REV

Date	Time
04/24/25	10:21:52

apro	1958
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