Map	Lot	Sublot	Building	Unit	CARD
150	44	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,246,900	/	1,246,900
USE VALUE:	1,246,900	/	1,246,900
ASSESSED:	1,246,900	/	1,246,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ATLAS TR STEPHEN D
Owner 2:	WILKERSON TR ROBIN E
Owner 3:	WILKERSON ATLAS 2022 REALTY TR
Street 1:	31 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3405 Type:

PREVIOUS OWNER

Owner 1:	ATLAS - STEPHEN D
Owner 2:	WILKERSON - ROBIN E
Street 1:	31 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3405

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1900, having primarily CLAPBOARD Exterior and 2254 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	277,800	8,500	960,600	1,246,900
Total Card	1.900	277,800	8,500	960,600	1,246,900
Total Parcel	1.900	277,800	8,500	960,600	1,246,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.32 | /Parcel: 553.32

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date: 10/24/11

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150 44 0

!1975!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	243,200	7900	1.9	932,600	1,183,700		Year End Roll	12/2/2024
2024	101	FV	238,300	7900	1.9	913,900	1,160,100		Year end	11/9/2023
2023	101	FV	236,700	7900	1.9	741,900	986,500	986,500	Year end	11/3/2022
2022	101	FV	210,700	7900	1.9	686,700	905,300	905,300	Year End Roll	10/19/2021
2021	101	FV	190,900	7900	1.9	641,900	840,700	840,700	Year End Roll	10/15/2020
2020	101	FV	177,700	7900	1.9	665,900	851,500	851,500	Year End Roll	9/26/2019
2019	101	FV	181,000	7900	1.9	648,300	837,200	837,200	Create Final va	6/4/2019
2018	101	FV	181,000	7900	1.9	648,300	837,200	837,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:32:39

LAST REV

Date	Time
08/06/25	19:01:59

apro

USER DEFINED

Prior Id # 1:	72 3 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1975

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATLAS,STEPHEN D	1587-150		4/22/2022	CONVENIENC	1	No	No		
BENJAMIN C. BRA	1008-115		1/15/1986		330,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2020	R-20-0173	ROOF	12,400	C				Strip & re-roof 18
10/27/2004	3077	GREENHOU	30,000	C	7/24/2006			greenhouse w/stora
11/22/1999	1848	GREENHOU	25,000	C	5/19/2001			also shed 5/30/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025		6	JN
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	
5/21/2005	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	614	
5/30/2000	MEAS/EXT INS	610	
10/14/1998	MEAS+INSPCTD	602	
2/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,205						2,200	

Total AC/HA:	1.89955	Total SF/SM:	82744	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	960,605	Spl Credit		Total:	960,600

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

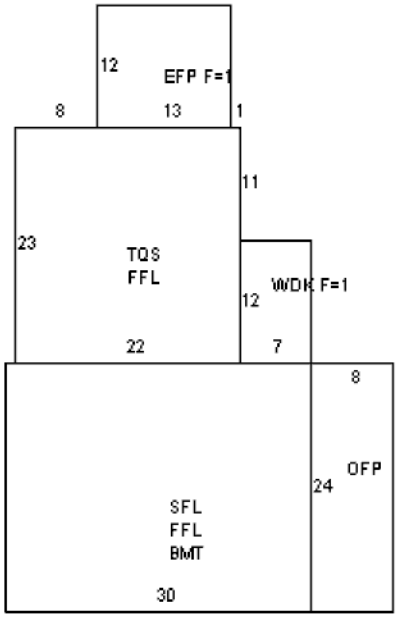
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

ORIG YR BUILT 1850 .

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	B
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.01625252
Const Adj.:	1.00979996
Adj $ / SQ:	153.932
Other Features:	40894
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427384
Depreciation:	149584
Depreciated Total:	277799

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 758968.1728

Juris. Factor:		Before Depr:	153.93
Special Features:	0	Val/Su Net:	81.56
Final Total:	277800	Val/Su SzAd	123.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,226	153.930	188,720
BMT	BASEMENT	720	38.480	27,708
SFL	2ND FLOOR	648	153.930	99,748
TQS	3/4 STORY	380	153.930	58,417
OFP	OPEN PORCH	192	16.050	3,082
EFP	ENCL PORCH	156	38.520	6,009
WDK	WOOD DECK	84	33.400	2,806

Net Sketched Area:	3,406			Total:	386,490
Size Ad	2253.5	Gross Area	3604	FinArea	2254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150 44 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	22x25	A	AV	1910	38.52	T	60	101			8,500			8,500

More: N	Total Yard Items:	8,500	Total Special Featues:		Total: 8,500

IMAGE

AssessPro Patriot Properties, Inc