Map	Lot	Sublot	Building	Unit	CARD
150	49	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,065,800	/	1,065,800
USE VALUE:	1,065,800	/	1,065,800
ASSESSED:	1,065,800	/	1,065,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MINIER MATTHEW R
Owner 2:	
Owner 3:	
Street 1:	28 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	MINIER - MATTHEW R
Owner 2:	BERGH - KATARINA N
Street 1:	28 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This parcel contains 1.18 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1942, having primarily WOOD SHING Exterior and 2221 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	1.180	352,600	400	712,800	1,065,800
Total Card	1.180	352,600	400	712,800	1,065,800
Total Parcel	1.180	352,600	400	712,800	1,065,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.98 | /Parcel: 479.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/19/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150 49 0

!1979!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	284,400	400	1.18	692,100	976,900		Year End Roll	12/2/2024
2024	101	FV	282,700	400	1.18	678,500	961,600		Year end	11/9/2023
2023	101	FV	245,700	400	1.18	624,900	871,000	871,000	Year end	11/3/2022
2022	101	FV	215,600	700	1.18	564,900	781,200	781,200	Year End Roll	10/19/2021
2021	101	FV	201,800	700	1.18	499,900	702,400	702,400	Year End Roll	10/15/2020
2020	101	FV	179,400	700	1.18	499,900	680,000	680,000	Year End Roll	9/26/2019
2019	101	FV	174,200	700	1.18	484,200	659,100	659,100	Create Final va	6/4/2019
2018	101	FV	174,200	700	1.18	484,200	659,100	659,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:33:11

LAST REV

Date	Time
09/11/25	12:23:27
blakeley	

USER DEFINED

Prior Id # 1:	72 7 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. 1979

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINIER,MATTHEW	84502-554		8/18/2025	DIVORCE/ESTA	100	No	No		
Campo,Christine	59259-462		6/8/2012	PVT SALE	770,000	No	No		
BARTOVICS WILLI	45288-568		5/31/2005		790,000	No	No		
DICK WOLLMAR	13276-74		8/31/1977		89,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2023	R-23-0190	INSULATI	1,645	C				Insulate attic & a
7/17/2017	6794	SOLAR PA	32,160	C				Install solar pane
11/1/2013	5592	WINDOWS	8,230	C				replace 10 existin
9/6/2013	5544	ROOF	6,400	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
1/11/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	
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		51401		SQUARE FE	PRIME SITE		0	9.98	1.39	R3									712,773						712,800	

Total AC/HA:	1.18000	Total SF/SM:	51401	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	712,773	Spl Credit		Total:	712,800

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
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:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

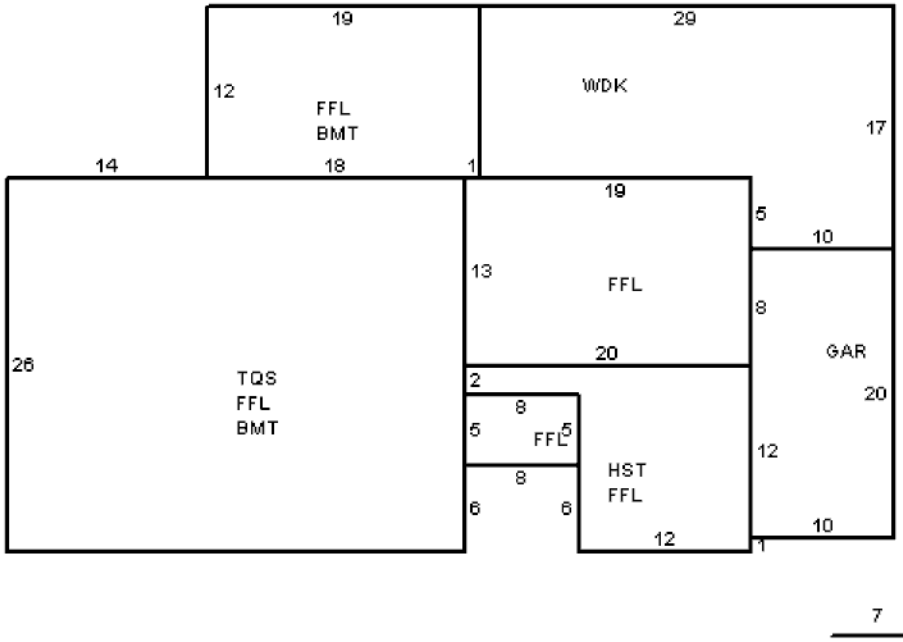
COMMENTS

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					

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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	

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	1.02020943
Const Adj.:	1.01999998
Adj $ / SQ:	164.417
Other Features:	43000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466956
Depreciation:	114404
Depreciated Total:	352551

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	223000.0000

Juris. Factor:		Before Depr:	164.42
Special Features:	0	Val/Su Net:	90.90
Final Total:	352600	Val/Su SzAd	158.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,532	164.420	251,887
BMT	BASEMENT	1,060	41.100	43,570
TQS	3/4 STORY	624	164.420	102,596
WDK	WOOD DECK	398	19.080	7,593
GAR	GARAGE	200	38.520	7,704
HST	HALF STORY	65	164.420	10,605

Net Sketched Area:		3,879	Total:		423,955
Size Ad	2220.5	Gross Area	4194	FinArea	2221

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	75				0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150 49 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
2	SHED/FR	D	Y	1	8x8	A	AV	2000	16.05	T	60	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	
Total:	400				