



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLD WINTER ST, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1:	ANDERSEN-MILLER MATT A	
Owner 2:	ANDERSEN-MILLER JON B	
Owner 3:		
Street 1:	71 JENNIE DUGAN ROAD	
Street 2:		
Twn/City:	CONCORD	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01742	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.570	153,200		820,700	973,900
Total Card 2.570 153,200 820,700 973,900					
Total Parcel 2.570 335,500 820,700 1,156,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 702.26		/Parcel: 591.16	

Legal Description
3254
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/31/22

PREVIOUS OWNER

Owner 1:	SCHWANN TR - AIRE MAIJA	
Owner 2:	MAKINEN TR - ARJA KUTVONEN	
Street 1:	26 OLD WINTER ST	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry:
Postal:	01773-3406	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	312,200	0	2.57	797,500	1,109,700		Year End Roll	12/2/2024
2024	101	FV	297,800	0	2.57	779,100	1,076,900		Year end	11/9/2023
2023	101	FV	274,400	0	2.57	719,100	993,500	993,500	Year end	11/3/2022
2022	101	FV	290,000	0	2.57	651,900	941,900	941,900	Year End Roll	10/19/2021
2021	101	FV	266,600	0	2.57	579,100	845,700	845,700	Year End Roll	10/15/2020
2020	101	FV	261,900	0	2.57	579,100	841,000	841,000	Year End Roll	9/26/2019
2019	101	FV	259,500	0	2.57	561,500	821,000	821,000	Create Final va	6/4/2019
2018	101	FV	259,500	0	2.57	561,500	821,000	821,000	Year End Roll	9/28/2017

Parcel ID 150 48 0

!1980!
PRINT
Date Time
09/26/25 17:33:18
LAST REV
Date Time
06/10/24 12:57:06
apro
1980

USER DEFINED

Prior Id # 1:	7280
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 2.57 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1949, having primarily WOOD Exterior and 1387 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWANN TR,AIRE	77973-5		6/9/2021		1,000,000	No	No		
SCHWANN TR,AIRE	76627-81		1/6/2021	CONVENIENC		1	No	No	
SCHWANN AIRE MA	31680-001		7/17/2000	CONVENIENC		99	No	No	
	10559-55		6/19/1964				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
10/19/2021	R-21-0241	BATH	20,000	O				New half & full ba

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INSPECTED	625	J Frank
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	
3/1/1996	MEAS+INSPCTD	606	

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

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 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	9.98	1.00	R3									798,400					798,400		
101	ONE FAM		0.613		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									21,455					21,500		
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									840					800	Wetland	

Total AC/HA:	2.56955	Total SF/SM:	111930	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	820,695	SpI Credit	Total:	820,700
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