



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	LAMSTEIN JOSHUA
Owner 2:	LAMSTEIN PHATAPHONE
Owner 3:	
Street 1:	45 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

PREVIOUS OWNER

Owner 1:	RAPAPORT - JONATHAN
Owner 2:	-
Street 1:	45 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

NARRATIVE DESCRIPTION

This parcel contains 5.3 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1960, having primarily WOOD Exterior and 3970 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.303		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									45,605						45,600	
101	ONE FAM		2.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									15,120						15,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.300	780,900		1,019,100	1,800,000
Total Card		5.300	780,900	1,019,100	1,800,000
Total Parcel		5.300	780,900	1,019,100	1,800,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 453.40		/Parcel: 453.40	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	721,500	0	5.3	991,100	1,712,600		Year End Roll	12/2/2024
2024	101	FV	713,900	0	5.3	964,100	1,678,000		Year end	11/9/2023
2023	101	FV	622,600	0	5.3	792,100	1,414,700	1,414,700	Year end	11/3/2022
2022	101	FV	539,600	0	5.3	736,900	1,276,500	1,276,500	Year End Roll	10/19/2021
2021	101	FV	526,600	0	5.3	692,100	1,218,700	1,218,700	Year End Roll	10/15/2020
2020	101	FV	518,600	0	5.3	716,100	1,234,700	1,234,700	Year End Roll	9/26/2019
2019	101	FV	510,500	0	5.3	698,500	1,209,000	1,209,000	Create Final va	6/4/2019
2018	101	FV	510,500	0	5.3	698,500	1,209,000	1,209,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAPAPORT, JONATH	84137-192		5/27/2025		2,705,000	No	No		
Dumaine Tr, Debo	59347-187		6/21/2012		1,292,500	No	No		
HOCHMAN MARK N,	45490-198		6/29/2005	CONVENIENC	99	No	No		
CROWTHER WILLIA	45490-170		6/29/2005	CHD>SALE	1,120,000	No	No		
CROWTHER, WILLI	26452-443		6/28/1996	CONVENIENC	1	No	No		
BETTY B. ROSENW	21101-234		4/16/1991		458,600	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2012	5118	MANUAL	1,750	C				sheet metal work t
6/19/2012	5076	RENOVATI	300,000	C	6/18/2013			reno 4 bth (1 half
4/6/2010	4413	ROOF		C				strip & re-roof we
12/19/2005	3328	RENO-ADD	198,000	C				reno inter & add s
6/7/1994	484-94	WDK-EFP	17,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
6/18/2013	MEAS/EXT INS	25	D ERSKINE
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
11/12/2005	MEAS/EXT INS	615	
10/20/1998	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

