

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANGELINI PAULA F
Owner 2:	
Owner 3:	
Street 1:	14 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	GELINAS JOHN D TR -
Owner 2:	OLD WINTER REALTY TRUST -
Street 1:	14 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This parcel contains 6.99 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1985, having primarily STONE Exterior and 9136 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 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		2.343		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									82,005						82,000	
101	ONE FAM		2.81		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									19,670						19,700	Wetland

Total AC/HA:	6.98955	Total SF/SM:	304465	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,060,075	SpI Credit	Total:	1,060,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.990	2,640,800	18,700	1,060,100	3,719,600
Total Card	6.990	2,640,800	18,700	1,060,100	3,719,600
Total Parcel	6.990	2,640,800	18,700	1,060,100	3,719,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		407.15	/Parcel: 407.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,484,500	17500	6.99	1,032,100	3,534,100		Year End Roll	12/2/2024
2024	101	FV	2,396,400	17500	6.99	999,200	3,413,100		Year end	11/9/2023
2023	101	FV	2,061,400	17500	6.99	827,200	2,906,100	2,906,100	Year end	11/3/2022
2022	101	FV	1,731,800	24400	6.99	772,000	2,528,200	2,528,200	Year End Roll	10/19/2021
2021	101	FV	1,671,900	24400	6.99	727,200	2,423,500	2,423,500	Year End Roll	10/15/2020
2020	101	FV	1,720,000	24400	6.99	751,200	2,495,600	2,495,600	Year End Roll	9/26/2019
2019	101	FV	2,005,400	24400	6.99	733,600	2,763,400	2,763,400	Create Final va	6/4/2019
2018	101	FV	2,005,400	24400	6.99	733,600	2,763,400	2,763,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELINAS JOHN D	53594-352		9/28/2009	FAMILY	99	No	No		
KURZON JESSIE,	38664-403		4/3/2003		2,360,000	No	No		
GRAY, LESLIE M.	25301-335		4/25/1995	CONVENIENC		No	No		
PETER HELBURN	15591-566		5/25/1984		310,000	No	No		

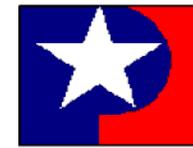
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2004	2849	MANUAL	40,000	C				Rep burned floor &
5/2/2003	2686	MANUAL	130,000	C	6/21/2003			rep roof over indo

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
10/14/1998	ENTRY DENIED	602	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	87 12 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:	

PRINT

Date	Time
09/26/25	18:02:36

LAST REV

Date	Time
11/14/18	11:02:42
apro	
2188	

PAT ACCT.

2188
