



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RABINOVICH MARGARITA
Owner 2:	HARRADON MICHAEL
Owner 3:	
Street 1:	8 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	BEENHOUWER TR - OWEN
Owner 2:	-
Street 1:	8 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This parcel contains 2.517 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 2504 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.68		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,760						4,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.517	639,000		803,200	1,442,200
Total Card		2.517	639,000	803,200	1,442,200
Total Parcel		2.517	639,000	803,200	1,442,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 575.96		/Parcel: 575.96	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	586,300	0	2.517	780,000	1,366,300		Year End Roll	12/2/2024
2024	101	FV	579,600	0	2.517	764,100	1,343,700		Year end	11/9/2023
2023	101	FV	499,500	0	2.517	704,100	1,203,600	1,203,600	Year end	11/3/2022
2022	101	FV	418,200	0	2.517	636,900	1,055,100	1,055,100	Year End Roll	10/19/2021
2021	101	FV	372,100	0	2.517	564,100	936,200	936,200	Year End Roll	10/15/2020
2020	101	FV	365,800	0	2.517	564,100	929,900	929,900	Year End Roll	9/26/2019
2019	101	FV	354,900	0	2.517	546,500	901,400	901,400	Create Final va	6/4/2019
2018	101	FV	354,900	0	2.517	546,500	901,400	901,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEENHOUWER TR,O	84497-126		8/15/2025		1,460,000	No	No		
BEENHOUWER OWEN	40611-56		8/25/2003	CONVENIENC		1	No	No	DEATH CERT. BK49451 PG307 5/16/07
JULIA HIBBEN	12420-274		4/26/1973		35,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/1997	1215	RENOVATI	6,000	C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
9/4/2013	MEAS+INSPECTD	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPECTD	602	
3/10/1998	MEAS/EXT INS	602	
3/1/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

