

165

31

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

945,400 /

945,400 /

945,400 /

USE VALUE:

ASSESSED:

945,400 /

945,400 /

945,400 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 12, , OLD WINTER ST, LINCOLN

OWNERSHIP

Table with 2 columns: Owner Name, Unit#. Owners: KELLY MAURA, THOMAS JR - GEORGE W, THOMAS - JANE C. Street: 12 OLD WINTER ST. Postal: 01773-3406

PREVIOUS OWNER

Table with 2 columns: Owner Name, Address. Owners: THOMAS JR - GEORGE W, THOMAS - JANE C. Street: 12 OLD WINTER ST. Postal: 01773-3406

NARRATIVE DESCRIPTION

This parcel contains .89 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1936, having primarily WOOD SHING Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes Septic, Sewer, Exmpt, Topo, Street, Gas.

LAND SECTION (First 7 lines only)

Table with 23 columns: 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.

Summary row: Total AC/HA: 0.88999, Total SF/SM: 38768, Parcel LUC: 101, ONE FAM, Prime NB Desc, RES CAT 3, Total: 674,951, Spl Credit, Total: 675,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Total Card: 0.890, 252,800, 17,600, 675,000, 945,400

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows from 2018 to 2025.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Sales to THOMAS JR, GEORG and DENIS DOUGHERTY.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Permits for INSULATI, ROOF, GARAGE.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Activity records for MEAS/EXT INS.

Sign: VERIFICATION OF VISIT NOT DATA

Parcel ID 165 31 0

!2190!

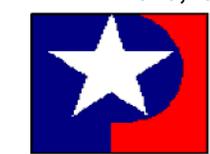
PRINT

Date Time 09/26/25 18:02:51

LAST REV

Date Time 03/07/25 12:17:51

apro 2190



Patriot Properties Inc.

USER DEFINED

Table with 2 columns: Prior Id #, Value. Rows for Prior Id # 1 through 3.

Table with 2 columns: Field Name, Value. Fields: ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

