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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,159,500 / 1,159,500
USE VALUE: 1,159,500 / 1,159,500
ASSESSed: 1,159,500 / 1,159,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 22, , OLD WINTER ST, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: MANGINI TIMOTHY J, WINCHELL JANE M, 22 OLD WINTER ST, LINCOLN, MA, 01773-3406

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: , , , , ,

NARRATIVE DESCRIPTION

This parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1945, having primarily LOGS Exterior and 3224 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. Row 1: , , ,

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, R-1, Single Fam, 100, water, A, SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type. Row 1: 101, ONE FAM, , 80000, , SQUARE FE, PRIME SITE

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 2.900, 319,600, 4,300, 835,600, 1,159,500

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 302,100, 4000, 2.9, 812,400, 1,118,500, , Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: SCHWANN WILLIAM, 23037-349, , 4/1/1993, INTRA-CORP, 203,000, No, No, ,

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 8/1/2024, R-24-0142, ROOF, 39,500, C, , , Strip & replace 19

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 7/15/2021, QUESTIONNAIR, 624, W Coelho

Sign: VERIFICATION OF VISIT NOT DATA

Table with 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. Row 1: 101, ONE FAM, , 80000, , SQUARE FE, PRIME SITE, , 0, 9.98, 1.00, R3, , , , , 798,400, , , , , 798,400

Summary row: Total AC/HA: 2.89955, Total SF/SM: 126304, Parcel LUC: 101, ONE FAM, Prime NB Desc, RES CAT 3, Total: 835,605, Spl Credit, Total: 835,600

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

Database: AssessPro - Lincoln

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2026



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 1: 87 4 0

PRINT

Table with columns: Date, Time. Row 1: 09/26/25, 18:04:07

LAST REV

Table with columns: Date, Time. Row 1: 05/08/25, 15:09:29

blakeley 2200

