

150

45

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

988,700 /

988,700

ASSESSed:

988,700 /

988,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EATON ANNE
Owner 2:	
Owner 3:	
Street 1:	25 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON - STEPHEN P
Owner 2:	JOHNSON - PAULA D
Street 1:	140 MCNEIL COVE RD
Twn/City:	CHARLOTTE
St/Prov:	VT Cntry
Postal:	05445

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1931, having primarily WOOD SHING Exterior and 1442 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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		41817		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,081						684,100	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	684,081	SpI Credit	Total:	684,100
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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

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	304,600		684,100	988,700
Total Card	0.960	304,600		684,100	988,700
Total Parcel	0.960	304,600		684,100	988,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	685.65	/Parcel:	685.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	288,100	0	.96	664,200	952,300		Year End Roll	12/2/2024
2024	101	FV	286,500	0	.96	651,200	937,700		Year end	11/9/2023
2023	101	FV	251,300	0	.96	599,800	851,100	851,100	Year end	11/3/2022
2022	101	FV	213,300	0	.96	542,200	755,500	755,500	Year End Roll	10/19/2021
2021	101	FV	204,400	0	.96	479,800	684,200	684,200	Year End Roll	10/15/2020
2020	101	FV	183,600	0	.96	479,800	663,400	663,400	Year End Roll	9/26/2019
2019	101	FV	178,800	0	.96	464,700	643,500	643,500	Create Final va	6/4/2019
2018	101	FV	178,800	0	.96	464,700	643,500	643,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON,STEPHEN	58598-136		3/1/2012	PVT SALE	590,000	No	No		
DEPIETRO,KATHER	54655-281		5/7/2010		635,350	No	No		
DEPIETRO KATHER	53251-320		7/22/2009	FAMILY	100	No	No		
COTONI KEITH E,	32242-391		1/9/2001	CONVENIENC	1	No	No		
DOUGHERTY, ALLE	26450-33		6/28/1996	FAMILY	255,800	No	No		
MARY G. DOUGHER	10549-372		6/19/1964	FAMILY	12,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2005	3196	RENO-ADD	88,500	C	6/13/2006			rep deck w/new sha
7/9/2001	2294	ROOF		C				
1/21/1999	1612	RENOVATI	20,000	C	6/5/1999			kitchen
12/10/1996	1104-96	WDK	1,200	C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
6/5/1999	MEAS/EXT INS	602	
10/24/1998	MEAS+INSPCTD	602	
5/29/1997	MEAS/EXT INS	602	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1578	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/25/25
Parcel ID	150 45 0
!2201!	
PRINT	
Date	09/26/25
Time	18:04:17
LAST REV	
Date	08/06/25
Time	18:53:55
apro	
2201	



USER DEFINED

Prior Id # 1:	87 5 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:	

