

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	TAYLOR CHRISTOPHER
Owner 2:	TAYLOR LAURA ANASTOS
Owner 3:	
Street 1:	33 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LANG RICHARD E -
Owner 2:	LANG BETTY LEE -
Street 1:	100 NEWBURY COURT APT 510
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1964, having primarily WOOD SHING Exterior and 2978 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		0.313		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									10,955						11,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.150	369,500		809,400	1,178,900
Total Card	2.150	369,500		809,400	1,178,900
Total Parcel	2.150	369,500		809,400	1,178,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		395.87	/Parcel: 395.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	349,300	0	2.15	786,200	1,135,500		Year End Roll	12/2/2024
2024	101	FV	344,300	0	2.15	769,400	1,113,700		Year end	11/9/2023
2023	101	FV	341,900	0	2.15	709,400	1,051,300	1,051,300	Year end	11/3/2022
2022	101	FV	306,800	0	2.15	642,200	949,000	949,000	Year End Roll	10/19/2021
2021	101	FV	292,000	0	2.15	569,400	861,400	861,400	Year End Roll	10/15/2020
2020	101	FV	289,500	0	2.15	569,400	858,900	858,900	Year End Roll	9/26/2019
2019	101	FV	274,200	0	2.15	551,800	826,000	826,000	Create Final va	6/4/2019
2018	101	FV	274,200	0	2.15	551,800	826,000	826,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANG RICHARD E,	53494-58		9/2/2009		799,000	No	No		
RICHARD/BETTY L	19775-60		4/21/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2024	W-24-0007	WOOD STO	5,500	O				Install wood burni
6/21/2023	R-23-0150	BATH	81,310	O	6/21/2023			Full gut & remodel

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2010	MEAS+INSPCTD	618	G BOURGAULT
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	87 6 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	18:04:25

LAST REV

Date	Time
05/09/25	14:13:09

blakeley  
2202

