Map	Lot	Sublot	Building	Unit	CARD
150	37	0			1 of 1

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	53,900	/	53,900
USE VALUE:	53,900	/	53,900
ASSESSED:	53,900	/	53,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HAMMOND TR NANCY C	
Owner 2:	HAMMOND TR KATHERINE HOLLISTE	
Owner 3:	NANCY HAMMOND 2016 REVOC TRUS	
Street 1:	46 WINTER ST	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry:
Own Occ:	Y	
Postal:	01773-3504	Type:

PREVIOUS OWNER

Owner 1:	HAMMOND - NANCY C
Owner 2:	-
Street 1:	46 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA
Cntry	
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains 3.7 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3.700			53,900	53,900
Total Card	3.700			53,900	53,900
Total Parcel	3.700			53,900	53,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150 37 0

!2207!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	3.7	53,900	53,900		Year End Roll	12/2/2024
2024	132	FV		0	3.7	46,200	46,200		Year end	11/9/2023
2023	132	FV		0	3.7	46,200	46,200	46,200	Year end	11/3/2022
2022	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	10/19/2021
2021	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	10/15/2020
2020	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	9/26/2019
2019	132	FV		0	3.7	46,200	46,200	46,200	Create Final va	6/4/2019
2018	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:05:05

LAST REV

Date	Time
01/13/25	12:32:18
blakeley	

PAT ACCT. 2207

USER DEFINED

Prior Id # 1:	88 1 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMOND,NANCY C	83595-68		12/17/2024	CONVENIENC	99	No	No		
DOUGHERTY MARY	12393-575		3/12/1973		10,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									35,000						35,000	Unbuildable
132	UNDEV		2.7		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									18,900						18,900	Wetland

Total AC/HA:	3.70000	Total SF/SM:	161172	Parcel LUC:	132	UNDEV	Prime NB Desc	RES CAT 4	Total:	53,900	Spl Credit		Total:	53,900

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

150 37 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	