



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILVESTRO LOUIS
Owner 2:	ANDERSON HEATHER CARR
Owner 3:	
Street 1:	78 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAMILTON - DANA K
Owner 2:	-
Street 1:	5448 CACTUS HILL DRIVE
Twn/City:	EL PASO
St/Prov:	TX Cntry
Postal:	79912

NARRATIVE DESCRIPTION

This parcel contains 5.787 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1890, having primarily CLAPBOARD Exterior and 5918 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 13 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		3.95		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									138,250						138,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.787	2,623,800	41,000	1,096,700	3,761,500
Total Card 5.787 2,623,800 41,000 1,096,700 3,761,500					
Total Parcel 5.787 2,623,800 41,000 1,096,700 3,761,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 635.58		/Parcel: 635.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,266,600	38400	5.787	1,068,700	3,373,700		Year End Roll	12/2/2024
2024	101	FV	2,105,500	38400	5.787	1,030,500	3,174,400		Year end	11/9/2023
2023	101	FV	1,780,600	38400	5.787	858,500	2,677,500	2,677,500	Year end	11/3/2022
2022	101	FV	1,552,500	38500	5.787	803,300	2,394,300	2,394,300	Year End Roll	10/19/2021
2021	101	FV	1,708,600	38500	5.787	758,500	2,505,600	2,505,600	Year End Roll	10/15/2020
2020	101	FV	1,892,900	38500	5.787	782,500	2,713,900	2,713,900	Year End Roll	9/26/2019
2019	101	FV	2,034,300	37300	3.95	709,800	2,781,400	2,781,400	Create Final va	6/4/2019
2018	101	FV	2,034,300	37300	3.95	709,800	2,781,400	2,781,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON,DANA K	65373-120		5/15/2015	MULTI-PARCEL	3,190,000	No	No		
MOORE JAMES F,	57168-253		7/20/2011	MULTI-PARCEL	2,950,000	No	No		
MOORE JAMES F,	53359-480		8/10/2009	DIVORCE/ESTA		1	No	No	
JAMES HAMILTON	28515-293		4/30/1998		1,734,000	No	No		
	9664-28		8/19/1960		46,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2024	R-24-0046	ROOF	12,020	C				Rubber membrane re
11/19/2015	6289	MANUAL	39,515	C				Fireplace restorat
5/25/2001	2236	RENO-ADD	800,000	C	5/10/2003			rem interior, add
11/3/2000	2122	DEMOLITI	40,000	C	4/13/2002			rear section only
1/31/1994	419	RENOVATI	45,000	C	12/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS+INSPECTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
4/13/2002	MEAS+INSPECTD	613	
6/26/2001	MEAS+INSPECTD	613	
10/24/1998	MEAS/EXT INS	602	
12/11/1995	MEAS+INSPECTD	607	
8/30/1995	PERMIT VISIT	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

