

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

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

NARRATIVE DESCRIPTION

This parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1910, having primarily CLAPBOARD Exterior and 2568 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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		69696		SQUARE FE	PRIME SITE		0	11.98	1.10	R4									921,368						921,400	

Total AC/HA:	1.60000	Total SF/SM:	69696	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	921,368	SpI Credit	Total:	921,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.600	542,600	14,400	921,400	1,478,400
Total Card	1.600	542,600	14,400	921,400	1,478,400
Total Parcel	1.600	542,600	14,400	921,400	1,478,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		575.70	/Parcel: 575.70

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	513,800	13400	1.6	894,500	1,421,700		Year End Roll	12/2/2024
2024	101	FV	492,400	13400	1.6	876,800	1,382,600		Year end	11/9/2023
2023	101	FV	489,000	13400	1.6	711,400	1,213,800	1,213,800	Year end	11/3/2022
2022	101	FV	429,600	17800	1.6	658,300	1,105,700	1,105,700	Year End Roll	10/19/2021
2021	101	FV	414,900	17800	1.6	615,300	1,048,000	1,048,000	Year End Roll	10/15/2020
2020	101	FV	411,500	17800	1.6	638,300	1,067,600	1,067,600	Year End Roll	9/26/2019
2019	101	FV	402,200	17800	1.6	621,400	1,041,400	1,041,400	Create Final va	6/4/2019
2018	101	FV	402,200	17800	1.6	621,400	1,041,400	1,041,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMOND TR,NANC	83595-76		12/17/2024	CONVENIENC	99	No	No		
FITZROY KENNEDY	11589-410		10/19/1968	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2016	6610	MANUAL	9,291	C				Replace 2 patio do
11/18/1994	613-94	RENOVATI	40,000	C	12/8/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS+INSPCTD	602	
12/8/1995	MEAS/EXT INS	606	
12/6/1995	ENTRY DENIED	607	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 88 2 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:

Parcel ID 165 1 0

Entered Lot Size

Total Land:

Land Unit Type:

02/19/25

!2215!

PRINT

Date	Time
09/26/25	18:06:30

LAST REV

Date	Time
03/07/25	11:29:29

apro

2215

