	Total Card /	Total Parcel
APPRAISED:	1,073,900 /	1,073,900
USE VALUE:	1,073,900 /	1,073,900
ASSESSED:	1,073,900 /	1,073,900

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.697	109,500		964,400	1,073,900
Total Card	2.697	109,500		964,400	1,073,900
Total Parcel	2.697	109,500		964,400	1,073,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 1,506.17 | /Parcel: 1,506.

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
09/04/13	

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

PREVIOUS ASSESSMENT

Parcel ID: 165 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	94,600	0	2.697	936,400	1,031,000		Year End Roll	12/2/2024
2024	101	FV	88,000	0	2.697	917,200	1,005,200		Year end	11/9/2023
2023	101	FV	81,800	0	2.697	745,200	827,000	827,000	Year end	11/3/2022
2022	101	FV	63,700	0	2.697	690,000	753,700	753,700	Year End Roll	10/19/2021
2021	101	FV	59,500	0	2.697	645,200	704,700	704,700	Year End Roll	10/15/2020
2020	101	FV	59,000	0	2.697	669,200	728,200	728,200	Year End Roll	9/26/2019
2019	101	FV	54,800	0	2.697	651,600	706,400	706,400	Create Final va	6/4/2019
2018	101	FV	54,800	0	2.697	651,600	706,400	706,400	Year End Roll	9/28/2017

!2216!

PRINT

Date	Time
09/26/25	18:06:37

LAST REV

Date	Time
03/07/25	12:47:01

apro

USER DEFINED

Prior Id # 1:	88 3 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:	

NARRATIVE DESCRIPTION

This parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1940, having primarily CONC BLOCK Exterior and 713 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMOND NANCY	83595-72		12/17/2024	CONVENIENC	99	No	No		
FITZROY KENNEDY	11860-205		7/14/1970		28,500	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	EXTRIOR ONLY	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	
12/8/1995	ENTRY DENIED	606	

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

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.86		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,020						6,000	Wetland

| Total AC/HA: | 2.69655 | Total SF/SM: | 117462 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 964,420 | Spl Credit | | Total: | 964,400 |

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D+ - FAIR (+)
Year Blt:	1940 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	5 - LINO/VINYL
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	38. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.5 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.59151471
Const Adj.:	0.98010004
Adj $ / SQ:	224.617
Other Features:	30500
Grade Factor:	0.80
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	177974
Depreciation:	68520
Depreciated Total:	109454

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 2			BRs: 1			Baths: 1			HB		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	1
	Totals		
1	2	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:	Ind.Val	559329.0526

Juris. Factor:		Before Depr:	179.69
Special Features:	0	Val/Su Net:	42.44
Final Total:	109500	Val/Su SzAd	153.58

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
STG	STORAGE	1,620	16.050	26,001
FFL	1ST FLOOR	713	224.620	160,152
CPT	CARPORT	247	23.540	5,814

Net Sketched Area:	2,580	Total:	191,967
Size Ad	713 Gross Area	2580 FinArea	713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 165 2 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:	