

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 74 | | WINTER ST, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | NEILEY ALEXANDER H |
| Owner 2: | NEILEY DIANA B |
| Owner 3: | |
| Street 1: | PO BOX 6115 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 3.33 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 2000 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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 | | 1.493 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 52,255 | | | | | | 52,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|---------------------------------------|------------|-----------------|-------------|
| 101 | 3.330 | 253,900 | 6,300 | 1,010,700 | 1,270,900 |
| Total Card | 3.330 | 253,900 | 6,300 | 1,010,700 | 1,270,900 |
| Total Parcel | 3.330 | 253,900 | 6,300 | 1,010,700 | 1,270,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 635.45 | | /Parcel: 635.45 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 233,600 | 5900 | 3.33 | 982,700 | 1,222,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 231,000 | 5900 | 3.33 | 956,800 | 1,193,700 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 198,800 | 5900 | 3.33 | 784,800 | 989,500 | 989,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 157,800 | 5900 | 3.33 | 729,600 | 893,300 | 893,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 145,300 | 5900 | 3.33 | 684,800 | 836,000 | 836,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 142,800 | 5900 | 3.33 | 708,800 | 857,500 | 857,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 141,600 | 5900 | 3.33 | 691,200 | 838,700 | 838,700 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 141,600 | 5900 | 3.33 | 691,200 | 838,700 | 838,700 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| JACQUES MARONI | 10742-229 | | 1/19/1965 | | 14,000 | No | No | | |

BUILDING PERMITS

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

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 |
| 11/5/1998 | MEAS+INSPCTD | 602 | |
| 12/7/1995 | MEAS+INSPCTD | 607 | |
| 12/7/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 88 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 | 18:06:56 |

LAST REV

| Date | Time |
|----------|----------|
| 03/07/25 | 11:37:24 |

apro 2219

!2219!

