

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ATKIND ROBERT G
Owner 2:	
Owner 3:	
Street 1:	64 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	SALMON - MARJORIE B TR
Owner 2:	SALMON - WALTER J
Street 1:	64 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1962, having primarily WOOD Exterior and 3732 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 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		0.0209		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									732						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.857	918,300	3,000	959,100	1,880,400
Total Card	1.857	918,300	3,000	959,100	1,880,400
Total Parcel	1.857	918,300	3,000	959,100	1,880,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	503.86	/Parcel:	503.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	847,700	2800	1.857	931,100	1,781,600		Year End Roll	12/2/2024
2024	101	FV	838,500	2800	1.857	912,600	1,753,900		Year end	11/9/2023
2023	101	FV	727,800	2800	1.857	740,600	1,471,200	1,471,200	Year end	11/3/2022
2022	101	FV	627,900	3000	1.857	685,400	1,316,300	1,316,300	Year End Roll	10/19/2021
2021	101	FV	581,700	3000	1.857	640,600	1,225,300	1,225,300	Year End Roll	10/15/2020
2020	101	FV	572,400	3000	1.857	664,600	1,240,000	1,240,000	Year End Roll	9/26/2019
2019	101	FV	543,000	3000	1.857	647,000	1,193,000	1,193,000	Create Final va	6/4/2019
2018	101	FV	543,000	3000	1.857	647,000	1,193,000	1,193,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALMON,MARJORIE	54239-97		2/1/2010		1,200,000	No	No		
SALMON MARJORIE	52778-502		5/15/2009	FAMILY		1	No	No	
SALMON WALTER J	34065-449		11/15/2001	CONVENIENC		1	No	No	
SALMON MARJORIE	34065-448		11/15/2001	CONVENIENC		1	No	No	
WALTER J. SALMO	20587-225		6/8/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	6835	RENOVATI	237,000	C	4/2/2018			Convert 5 bedrooms
6/12/2013	5446	MANUAL	2,600	C				sheet metal work t
5/15/2013	5414	RENOVATI	145,000	C	5/27/2014			remodel kit, den &
2/21/2012	4984	MANUAL		C	6/26/2012			construct garden r
12/1/2011	4942	WDK	50,000	C	6/26/2012			reconstruct existi
7/5/2011	4783	RENOVATI	69,000	C	6/26/2012			construct chimney
1/7/1993	191	ADDITION	82,000	C	2/7/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
6/26/2012	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/28/1998	MEAS+INSPCTD	602	
5/24/1996	MEAS+INSPCTD	606	
12/8/1995	ENTRY DENIED	606	
2/7/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88 7 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	18:07:11

LAST REV

Date	Time
06/13/25	15:38:50

apro	2221
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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