

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SETTEL WILLIAM
Owner 2:	
Owner 3:	
Street 1:	72 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	SHULMAN - HARRISON R
Owner 2:	SHULMAN - EMMA S
Street 1:	72 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1961, having primarily WOOD Exterior and 4049 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,855						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	946,500	11,200	960,300	1,918,000
Total Card 1.890 946,500 11,200 960,300 1,918,000					
Total Parcel 1.890 946,500 11,200 960,300 1,918,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		473.70 /Parcel: 473.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	807,400	10500	1.89	932,300	1,750,200		Year End Roll	12/2/2024
2024	101	FV	821,000	10500	1.89	913,600	1,745,100		Year end	11/9/2023
2023	101	FV	635,100	10500	1.89	741,600	1,387,200	1,387,200	Year end	11/3/2022
2022	101	FV	552,800	10500	1.89	686,400	1,249,700	1,249,700	Year End Roll	10/19/2021
2021	101	FV	440,700	10500	1.89	641,600	1,092,800	1,092,800	Year End Roll	10/15/2020
2020	101	FV	401,000	10500	1.89	665,600	1,077,100	1,077,100	Year End Roll	9/26/2019
2019	101	FV	341,700	10500	1.89	648,000	1,000,200	1,000,200	Create Final va	6/4/2019
2018	101	FV	341,700	10500	1.89	648,000	1,000,200	1,000,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHULMAN,HARRISO	82732-196		5/3/2024		2,106,000	No	No		
BABRICH,EDWARD	74402-575		4/2/2020		1,455,000	No	No		
WHEELER,ALIZA	70960-195		5/3/2018		1,300,000	No	No		
HILL,CRAIG C	62393-526		8/5/2013		1,000,000	No	No		
MARTIN ERNST	11565-381		9/19/1968		84,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2022	W-22-0001	WOOD STO	1,600	C				Remove old stove;
9/5/2018	7190	SHEET MT	12,000	C				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2019	SALES INSP	621	N Cramer
4/17/2018	MEAS/EXT INS	622	K Cuoco
11/6/2008	MEAS+INSPCTD	100	
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/28/1998	MEAS+INSPCTD	602	
12/7/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88 9 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:	

