

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUCCHESI JAMES L
Owner 2:	LUCCHESI TOMASINA F
Owner 3:	
Street 1:	79 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	79 WINTER STREET LLC -
Owner 2:	C/O SCI CAPITAL MANAGEMENT -
Street 1:	2500 NORTH WINDS PKW STE 275
Twn/City:	ALPHARETTA
St/Prov:	GA Cntry
Postal:	30004

NARRATIVE DESCRIPTION

This parcel contains 1.866 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2003, having primarily WOOD SHING Exterior and 9012 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 14 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		
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.0293		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,026						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.866	2,358,400	12,000	799,400	3,169,800
Total Card	1.866	2,358,400	12,000	799,400	3,169,800
Total Parcel	1.866	2,358,400	12,000	799,400	3,169,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		351.73	/Parcel: 351.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,030,600	11200	1.866	776,200	2,818,000		Year End Roll	12/2/2024
2024	101	FV	1,891,800	11200	1.866	760,900	2,663,900		Year end	11/9/2023
2023	101	FV	1,891,800	11200	1.866	700,900	2,603,900	2,603,900	Year end	11/3/2022
2022	101	FV	1,693,400	6800	1.866	633,700	2,333,900	2,333,900	Year End Roll	10/19/2021
2021	101	FV	1,724,700	6800	1.866	560,900	2,292,400	2,292,400	Year End Roll	10/15/2020
2020	101	FV	1,805,800	6800	1.866	560,900	2,373,500	2,373,500	Year End Roll	9/26/2019
2019	101	FV	1,787,300	0	1.866	543,300	2,330,600	2,330,600	Create Final va	6/4/2019
2018	101	FV	1,787,300	0	1.866	543,300	2,330,600	2,330,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
79 WINTER STREE	64589-441		12/1/2014		2,253,434	No	No		
COUNTRYSIDE BUI	40468-414		8/14/2003		2,400,000	No	No		
STANKARD JEAN C	36539-241		9/27/2002		500,000	Yes	No		
CHIEN KENNETH	20115-220		10/2/1989		50,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2021	R-21-0145	MANUAL	10,000	C	11/8/2021			Weatherization/air
1/25/2021	W-21-0001	WOOD STO	5,000	C				Installation of fr
4/19/2016	6398	RENOVATI	28,000	C	6/1/2017			Construct entry in
4/13/2016	6391	RENOVATI	15,860	C	6/1/2017			Remove jacuzzi tub
10/16/2015	6256	POOL	91,000	C	9/29/2017			Replace a portion
12/15/2003	2836	FINISH B	125,000	C	6/19/2004			theater, billiard
2/12/2003	2641	FINISH B	25,000	C	6/21/2003			
10/17/2002	2598	NEW HOME	550,900	C	6/21/2003			
9/20/2002	2587	RENOVATI		C	6/21/2003			foundation for new

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	ENTRY DENIED	25	D ERSKINE
6/19/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 90 10 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:

