

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FAIRLESS BRUCE W
Owner 2:	RYAN CAROL
Owner 3:	
Street 1:	115 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3501 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 1895 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 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		58370		SQUARE FE	PRIME SITE		0	11.98	1.26	R4									880,664						880,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	208,900	32,500	880,700	1,122,100
Total Card	1.340	208,900	32,500	880,700	1,122,100
Total Parcel	1.340	208,900	32,500	880,700	1,122,100
Source:	Market Adj Cost	Total Value per SQ unit /Card: 592.29		/Parcel: 592.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	182,500	30400	1.34	854,900	1,067,800		Year End Roll	12/2/2024
2024	101	FV	174,800	16600	1.34	838,000	1,029,400		Year end	11/9/2023
2023	101	FV	173,600	16600	1.34	680,000	870,200	870,200	Year end	11/3/2022
2022	101	FV	153,900	19400	1.34	629,300	802,600	802,600	Year End Roll	10/19/2021
2021	101	FV	139,000	19400	1.34	588,100	746,500	746,500	Year End Roll	10/15/2020
2020	101	FV	129,000	19400	1.34	610,100	758,500	758,500	Year End Roll	9/26/2019
2019	101	FV	131,500	19400	1.34	594,000	744,900	744,900	Create Final va	6/4/2019
2018	101	FV	131,500	19400	1.34	594,000	744,900	744,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUBOIS OLIVE S	23703-320		9/28/1993	OTHER	220,000	No	No		ESTATE SALE

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2023	R-23-0273	GARAGE	183,000	C				Demolish garage &
7/14/2010	4517	RENO-ADD	85,000	C	7/13/2011			demo kit;new addit
4/29/2008	3931	SHED	10,150	C	6/4/2009			pre-fab shed/studi
2/24/2004	2855	DEMOLITI		C				demo shed
12/21/2001	2420	MANUAL	12,000	C	7/6/2002			dormer

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2024	PERMIT VISIT	605	BOA
7/18/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2009	PERMIT VISIT	25	D ERSKINE
5/17/2005	MEAS/EXT INS	600	
7/6/2002	MEAS/EXT INS	613	
11/3/1998	MEAS+INSPCTD	602	
7/20/1995	INSPECTED	600	
6/28/1994	FIELDREV CHG	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90 5 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:	

