

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CULL EVAN C
Owner 2:	CULL CHRISTY F
Owner 3:	
Street 1:	99 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOYKAN - ELISA FREDERICKSON
Owner 2:	-
Street 1:	99 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.18 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2001, having primarily STUCCO Exterior and 4886 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		51400		SQUARE FE	PRIME SITE		0	9.98	1.39	R3									712,769						712,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.180	1,634,900		712,800	2,347,700
Total Card	1.180	1,634,900		712,800	2,347,700
Total Parcel	1.180	1,634,900		712,800	2,347,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		480.50	/Parcel: 480.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,407,300	0	1.18	692,100	2,099,400		Year End Roll	12/2/2024
2024	101	FV	1,332,200	0	1.18	678,500	2,010,700		Year end	11/9/2023
2023	101	FV	1,322,900	0	1.18	624,900	1,947,800	1,947,800	Year end	11/3/2022
2022	101	FV	1,187,000	0	1.18	564,900	1,751,900	1,751,900	Year End Roll	10/19/2021
2021	101	FV	1,111,600	0	1.18	499,900	1,611,500	1,611,500	Year End Roll	10/15/2020
2020	101	FV	1,217,000	0	1.18	499,900	1,716,900	1,716,900	Year End Roll	9/26/2019
2019	101	FV	1,219,900	0	1.18	484,200	1,704,100	1,704,100	Create Final va	6/4/2019
2018	101	FV	1,219,900	0	1.18	484,200	1,704,100	1,704,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOYKAN,ELISA FR	83171-51		8/27/2024		2,290,000	No	No		
SOYKAN,ELISA FR	77271-412		3/19/2021	CONVENIENC		1	No	No	
SOYKAN,HALUK	65803-391		7/28/2015	DIVORCE/ESTA		1	No	No	
MACARTHUR CONST	40644-147		8/27/2003		1,550,000	No	No		
R D KANNIARD HO	31817-008		9/13/2000		430,000	No	No		
MCCOLL ARCHIBAL	29612-479		12/23/1998		325,000	No	No		
MCCOLL ARCHIBAL	14597-195		4/30/1982	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2020	MEC-20-000	MANUAL	31,000	C				Replace 2 AC syste
11/9/2016	6619	ROOF	12,040	C				Strip & re-roof dw
3/4/2016	6357	MANUAL	12,000	C	4/14/2016			Construct enclosur
4/15/2015	6055	RENOVATI	30,000	C	3/10/2016			Remodel bathroom
3/28/2006	3378	MANUAL	55,958	C	7/24/2006			Construct gym in b
4/17/2001	2203	NEW HOME	300,000	C	5/2/2003			6/22/02 80%
4/11/2000	1920	DEMOLITI		C	6/22/2002			house 6/27/00 0%

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	
6/22/2002	MEAS+INSPCTD	613	
8/15/2001	MEAS/EXT INS	600	
6/27/2000	MEAS/EXT INS	611	
10/28/1998	MEAS/EXT INS	602	
1/31/1996	MEAS+INSPCTD	606	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	90 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	18:10:36

LAST REV

Date	Time
07/14/25	12:31:42

apro	2250
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Fact 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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