Map	Lot	Sublot	Building	Unit	CARD
165	27	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	3,308,000	/	3,308,000
USE VALUE:	3,308,000	/	3,308,000
ASSESSED:	3,308,000	/	3,308,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	EPSTEIN ARNOLD M		
Owner 2:	O'MALLEY PATRICIA J		
Owner 3:			
Street 1:	47 WINTER ST		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3502	Type:	

PREVIOUS OWNER

Owner 1:	EPSTEIN - ARNOLD M
Owner 2:	O'MALLEY - PATRICIA J
Street 1:	47 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

NARRATIVE DESCRIPTION

This parcel contains 5.39 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1999, having primarily CLAPBOARD Exterior and 5170 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.390	2,294,100		1,013,900	3,308,000
Total Card	5.390	2,294,100		1,013,900	3,308,000
Total Parcel	5.390	2,294,100		1,013,900	3,308,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 639.91 | /Parcel: 639.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	09/04/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165 27 0

!2257!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,916,100	0	5.39	985,900	2,902,000		Year End Roll	12/2/2024
2024	101	FV	1,818,600	0	5.39	959,600	2,778,200		Year end	11/9/2023
2023	101	FV	1,568,600	0	5.39	787,600	2,356,200	2,356,200	Year end	11/3/2022
2022	101	FV	1,329,000	0	5.39	732,400	2,061,400	2,061,400	Year End Roll	10/19/2021
2021	101	FV	1,225,400	0	5.39	687,600	1,913,000	1,913,000	Year End Roll	10/15/2020
2020	101	FV	1,330,200	0	5.39	711,600	2,041,800	2,041,800	Year End Roll	9/26/2019
2019	101	FV	1,393,400	0	5.39	694,000	2,087,400	2,087,400	Create Final va	6/4/2019
2018	101	FV	1,393,400	0	5.39	694,000	2,087,400	2,087,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:11:30

LAST REV

Date	Time
06/02/25	14:36:53
apro	

USER DEFINED

Prior Id # 1:	91 1 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EPSTEIN,ARNOLD	65831-169		7/31/2015	CONVENIENC	1	No	No		
MORTON PETER W	16304-453		7/22/1985		395,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2024	MEC-24-001	MECHANIC	20,000	C				Replace 2 existing
4/8/1999	1674	NEW HOME	600,000	C	6/27/2000			6/27/00 100%
3/2/1999	1649	DEMOLITI		C	6/27/2000			6/27/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	VISITED	6	JN
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
6/27/2000	MEAS/EXT INS	609	
8/5/1999	MEAS/EXT INS	600	
10/28/1998	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	
1/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		1.093		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									38,255						38,300	
101	ONE FAM		2.46		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									17,220						17,200	Wetland

Total AC/HA:	5.38955	Total SF/SM:	234769	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,013,875	Spl Credit		Total:	1,013,900

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

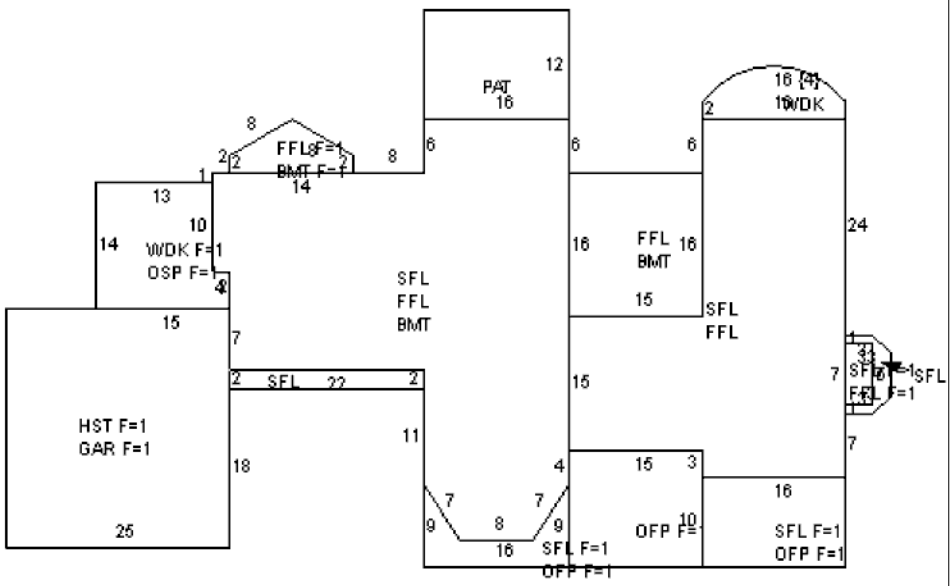
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

INC 91-8.01 (1.78 AC) .

SKETCH



GENERAL INFORMATION

Grade:	A+ - EXCELLENT		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 4				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	1 - EXTENSIVE
Insulation:	3 - EXTENSIVE
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	AV - Average	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.5 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.86606538
Const Adj.:	1.01999998
Adj $ / SQ:	147.526
Other Features:	77643
Grade Factor:	2.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2592166
Depreciation:	298099
Depreciated Total:	2294067

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1796440.248

Juris. Factor:		Before Depr:	405.70
Special Features:	0	Val/Su Net:	271.46
Final Total:	2294100	Val/Su SzAd	443.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,416	147.530	356,422
SFL	2ND FLOOR	2,416	147.530	356,422
BMT	BASEMENT	1,530	36.880	56,429
GAR	GARAGE	675	38.520	26,001
OFP	OPEN PORCH	427	16.050	6,853
HST	HALF STORY	338	147.530	49,790
WDK	WOOD DECK	267	20.960	5,596
PAT	PATIO	192	14.980	2,876
Net Sketched Area:		8,451	Total:	864,963
Size Ad	5169.5	Gross Area	8788	FinArea 5170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 165 27 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: