

165

24

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

992,200 /

992,200

ASSESSED:

992,200 /

992,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITCHESON HENRY LUKE	
Owner 2:	MITCHESON DAPHNE J	
Owner 3:		
Street 1:	53 WINTER ST	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-3502	Type:

PREVIOUS OWNER

Owner 1:	NICHOLS - HEIDI STOWELL	
Owner 2:	-	
Street 1:	53 WINTER ST	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-3502	

NARRATIVE DESCRIPTION

This parcel contains 1.56 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1932, having primarily WOOD SHING Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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		67954		SQUARE FE	PRIME SITE		0	9.98	1.12	R3									762,336						762,300	

Total AC/HA:	1.56001	Total SF/SM:	67954	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	762,336	SpI Credit	Total:	762,300
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.560	219,800	10,100	762,300	992,200
Total Card	1.560	219,800	10,100	762,300	992,200
Total Parcel	1.560	219,800	10,100	762,300	992,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		656.22	/Parcel: 656.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	213,900	9500	1.56	740,200	963,600		Year End Roll	12/2/2024
2024	101	FV	209,700	9500	1.56	725,700	944,900		Year end	11/9/2023
2023	101	FV	208,200	9500	1.56	668,400	886,100	886,100	Year end	11/3/2022
2022	101	FV	178,900	9700	1.56	604,200	792,800	792,800	Year End Roll	10/19/2021
2021	101	FV	162,100	9700	1.56	534,700	706,500	706,500	Year End Roll	10/15/2020
2020	101	FV	151,000	9700	1.56	534,700	695,400	695,400	Year End Roll	9/26/2019
2019	101	FV	153,800	9700	1.56	517,900	681,400	681,400	Create Final va	6/4/2019
2018	101	FV	153,800	9700	1.56	517,900	681,400	681,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLS,HEIDI S	75214-302		7/27/2020		875,000	No	No		
NICHOLS,RICHARD	58958-55		4/25/2012	DIVORCE/ESTA	1	No	No		Seperation Agreement
MACLEAN ALEXAND	52122-79		1/23/2009		592,500	No	No		
MCGINTY ROBERT	25179-36		2/14/1995	OTHER	265,000	No	No		
COANE, EST. OF	24970-284		11/2/1994		239,000	No	No		
COANE JOHN H ES	5635-581		4/19/1932	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2022	MEC-22-000	MANUAL	11,950	C				Install new Lennox
6/26/1997	1217	SHED	1,900	C	3/28/1998			3/28/98 100%
10/5/1995	831-95	MANUAL	27,000	C	6/24/1996			BEDRM

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	
3/28/1998	MEAS+INSPCTD	602	
12/8/1995	ENTRY DENIED	606	
7/8/1995	MEAS/EXT INS	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	9120
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:	

Parcel ID 165 24 0

!2258!

PRINT  
Date Time  
09/26/25 18:11:38

LAST REV  
Date Time  
02/20/25 12:46:04  
apro  
2258

PAT ACCT.

TAX DISTRICT

