

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1: LINCOLN LAND CONSERVATION TR					
Owner 2:					
Owner 3:					
Street 1: PO BOX 10					
Street 2:					
Twn/City: LINCOLN					
St/Prov: MA		Cntry:		Own Occ: N	
Postal: 01773				Type:	

PREVIOUS OWNER

Owner 1:	PEARMAIN W ROBERT -		
Owner 2:	PEARMAIN CLAIRE P -		
Street 1:	PO BOX 281		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-0281		

NARRATIVE DESCRIPTION

This Parcel contains 4.843 ACRES of land mainly classified as CHARITY

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		0.243		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									1,701						1,700	Access
905	CHARITY		4.6		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									32,200						32,200	Wetland
Total AC/HA: 4.84300			Total SF/SM: 210961			Parcel LUC: 905			CHARITY			Prime NB Desc			RES CAT 3						Total:	33,901	Spl Credit			Total:	33,900

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
905	4.843			33,900	33,900		0
							GIS Ref
							GIS Ref
Total Card	4.843			33,900	33,900	Entered Lot Size	
Total Parcel	4.843			33,900	33,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2025	905	FV		0	4.843	33,900	33,900		Year End Roll	12/2/2024	PRINT	
2024	905	FV		0	4.843	29,100	29,100		Year end	11/9/2023		
2023	905	FV		0	4.843	29,100	29,100	29,100	Year end	11/3/2022	09/26/25	18:12:44
2022	905	FV		0	4.843	29,100	29,100	29,100	Year End Roll	10/19/2021	LAST REV	
2021	905	FV		0	4.843	29,100	29,100	29,100	Year End Roll	10/15/2020		
2020	905	FV		0	4.843	29,100	29,100	29,100	Year End Roll	9/26/2019	Date	Time
2019	905	FV		0	4.843	29,100	29,100	29,100	Create Final va	6/4/2019	04/29/13	14:31:50
2018	905	FV		0	4.843	29,100	29,100	29,100	Year End Roll	9/28/2017	brennann	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	9182
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:	

More: N	Total Yard Items:	Total Special Features:	Total:
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