

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSTON DAVID
Owner 2:	
Owner 3:	
Street 1:	65 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MULA TR - DARLENE
Owner 2:	-
Street 1:	C-O DARLENE KELLEY
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749-3104

NARRATIVE DESCRIPTION

This parcel contains 3.397 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1959, having primarily WOOD Exterior and 3910 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.56		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									54,600						54,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.397	604,300	600	853,000	1,457,900
Total Card 3.397 604,300 600 853,000 1,457,900					
Total Parcel 3.397 604,300 600 853,000 1,457,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 372.87		/Parcel: 372.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	570,200	600	3.397	1,066,600	1,637,400		Year End Roll	12/2/2024
2024	101	FV	528,700	600	3.397	1,038,800	1,568,100		Year end	11/9/2023
2023	101	FV	489,500	600	3.397	886,800	1,376,900	1,376,900	Year end	11/3/2022
2022	101	FV	395,200	900	3.397	814,800	1,210,900	1,210,900	Year End Roll	10/19/2021
2021	101	FV	381,400	900	3.397	846,800	1,229,100	1,229,100	Year End Roll	10/15/2020
2020	101	FV	364,500	900	3.397	846,800	1,212,200	1,212,200	Year End Roll	9/26/2019
2019	101	FV	357,500	900	3.397	843,600	1,202,000	1,202,000	Create Final va	6/4/2019
2018	101	FV	357,500	900	3.397	843,600	1,202,000	1,202,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULA TR,DARLENE	69617-420		7/17/2017		992,000	No	No		
STANKARD JEAN C	54875-467		6/24/2010	FAMILY	99	No	No		
	10640-96		9/19/1964	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2024	E-24-233			O				
6/5/2023	R-23-0137	WDK	10,000	C				Construct approx 1
8/6/2021	R-21-0189	SOLAR PA	32,000	C	2/7/2022			Install 12 roof-mo
7/6/2021	R-21-0156	GARAGE	31,000	C				Construct 3 car ga
6/25/2021	R-21-0148	MANUAL	7,000	C				Insulate attic & k
6/23/2020	R-20-0098	KITCHEN	100,000	C				Kitchen remodel; r
1/22/2018	6956	SOLAR PA	19,000	C	3/29/2018			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2022	INFO FM PRMT	625	J Frank
2/1/2022	INFO FM PRMT	625	J Frank
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 9173

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:

