

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROGLIO TR MICHAEL
Owner 2:	BROGLIO TR HEATHER
Owner 3:	63 WINTER ST NOMINEE TRUST
Street 1:	63 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BROGLIO - MICHAEL
Owner 2:	BROGLIO - HEATHER
Street 1:	63 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.177 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1931, having primarily WOOD SHING Exterior and 2959 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.34		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									16,380						16,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.177	471,700		974,800	1,446,500
Total Card	4.177	471,700		974,800	1,446,500
Total Parcel	4.177	471,700		974,800	1,446,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	488.89	/Parcel:	488.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	442,600	0	4.177	946,800	1,389,400		Year End Roll	12/2/2024
2024	101	FV	440,000	0	4.177	926,000	1,366,000		Year end	11/9/2023
2023	101	FV	382,300	0	4.177	754,000	1,136,300	1,136,300	Year end	11/3/2022
2022	101	FV	325,700	0	4.177	698,800	1,024,500	1,024,500	Year End Roll	10/19/2021
2021	101	FV	310,300	0	4.177	654,000	964,300	964,300	Year End Roll	10/15/2020
2020	101	FV	250,200	0	4.177	678,000	928,200	928,200	Year End Roll	9/26/2019
2019	101	FV	242,700	0	4.177	660,400	903,100	903,100	Create Final va	6/4/2019
2018	101	FV	242,700	0	4.177	660,400	903,100	903,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROGLIO,MICHAEL	83873-536		3/19/2025	CONVENIENC		1	No	No	
Stankard Tr,Jea	60441-401		11/7/2012	CHD>SALE	530,000		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
11/13/2024	R-24-0218	WDK	44,640	C				Remove existing de
8/28/2024	R-24-0157	MANUAL	13,000	C				Replace front door
12/4/2018	7272	FINISH B	32,000	C				Remodel basemnt s
12/20/2017	6944	SHEET MT	16,000	C				Sheet metal work f
9/19/2013	5553	RENOVATI	22,000	C	5/27/2014			demo & rebuild exi
9/18/2013	5550	MANUAL	11,000	C				Sheet melt work fo
8/27/2013	5531	SOLAR PA	5,700	C				install roof mount
2/8/2013	5321	RENOVATI	248,800	C	5/27/2014			reno the entire st

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
5/20/2015	PERMIT VISIT	619	DH
5/27/2014	MEAS/EXT INS	25	D ERSKINE
6/18/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	9174
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:	

