



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 4 | | WINCHELSEA LN, LINCOLN |

OWNERSHIP

| | | | |
|-----------|-----------------|--------|------------|
| Owner 1: | DITORO MICHAEL | | |
| Owner 2: | DITORO JOYCE | | |
| Owner 3: | | | |
| Street 1: | 4 WINCHELSEA LN | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 01773 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|--------|--|
| Owner 1: | BRESLIN FRANK J - | | |
| Owner 2: | CARNEY PATRICIA J - | | |
| Street 1: | 4 WINCHELSEA LN | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 01773 | | |

NARRATIVE DESCRIPTION

This Parcel contains 1.406 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1991, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 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 | | 55846 | | SQUARE FE | PRIME SITE | | 0 | 9.96 | 1.303 | R5 | | | | | | | | | 724,628 | | | | | | 724,600 | |
| 101 | ONE FAM | | 0.1242 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 3,726 | | | | | | 3,700 | right of way |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.40625 | Total SF/SM: | 61256.25 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 728,354 | Spl Credit | Total: | 728,300 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|--------------------------------------|-----------------|
| 101 | 599,400 | | 1.406 | 728,300 | 1,327,700 | incl 1/6 of right of way, (173-54-0) | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 450.37 | /Parcel: | 450.37 | Land Unit Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 599,400 | 0 | 1.406 | 728,300 | 1,327,700 | 1,327,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 561,100 | 0 | 1.406 | 728,300 | 1,289,400 | 1,289,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 549,900 | 0 | 1.406 | 681,000 | 1,230,900 | 1,230,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 536,000 | 0 | 1.406 | 630,800 | 1,166,800 | 1,166,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 499,000 | 0 | 1.406 | 622,100 | 1,121,100 | 1,121,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 489,800 | 0 | 1.406 | 603,900 | 1,093,700 | 1,093,700 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 489,800 | 0 | 1.406 | 494,800 | 984,600 | 984,600 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 499,000 | 0 | 1.406 | 511,500 | 1,010,500 | 1,010,500 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|-----|-----|-------|-----------------|-------|
| BRESLIN FRANK J | 49875-378 | | 7/31/2007 | | 1230000 | No | No | | | |
| PINE LOCH REALT | 22281-134 | | 8/10/1992 | | 255000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 5/17/2017 | INFO AT DOOR | 4 | JG |
| 8/21/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 1/24/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 7/5/1994 | FIELDREV CHG | 600 | PA |
| 1/27/1994 | PERMIT VISIT | 600 | PA |
| 1/15/1993 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 101 7 4 |
| 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: | |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 15:10:28 |

LAST REV

| Date | Time |
|----------|----------|
| 06/05/17 | 11:28:35 |

apro
83

