



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		WINCHELSEA LN, LINCOLN

OWNERSHIP

Owner 1:	DAVOLI ROBERT E
Owner 2:	MCDONAGH EILEEN L
Owner 3:	
Street 1:	6 WINCHELSEA LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.965 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2005, Having Primarily STONE Exterior and OTHER Roof Cover, with 1 Units, 6 Baths, 3 HalfBaths, 0 3/4 Baths, 15 Rooms, and 2 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 Infru	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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		2.128		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									63,840						63,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	5,266,200	80,300	3.965	1,220,600	6,567,100	incl 1/6 of right of way, (173-54-0) Special condition allows this parcel to be redivided	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 398.49						/Parcel: 398.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	5,266,200	80300	3.965	1,220,600	6,567,100	6,567,100	Year End Roll	9/28/2017
2017	101	FV	5,211,300	80300	3.965	1,220,600	6,512,200	6,512,200	Year End Roll	9/29/2016
2016	101	FV	5,186,000	80300	3.965	1,187,000	6,453,300	6,453,300	Year End Roll	1/14/2016
2015	101	FV	5,131,400	80300	3.965	1,167,800	6,379,500	6,379,500	Year End	10/2/2014
2014	101	FV	4,944,400	80300	3.965	1,151,800	6,176,500	6,176,500	Year End Roll	1/23/2014
2013	101	FV	4,835,200	80300	3.965	1,119,800	6,035,300	6,035,300	Year End Roll	10/25/2012
2012	101	FV	4,698,300	80300	3.965	1,286,300	6,064,900	6,064,900	Year End	1/26/2012
2011	101	FV	5,025,200	80300	3.965	1,346,600	6,452,100	6,452,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINCHELL GORDON	21937-347		4/13/1992		485000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/6/2009	4294	SHED	164,000	C	1/7/2010			construct 1200 sqf
5/30/2008	3952	ADDITION	786,000	C	7/19/2010			addition for study
9/25/2006	3525	MANUAL	500,000	C				additional permit
3/27/2001	2179	NEW HOME	3,733,300	C	6/30/2006			4/02lockedgatestil

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	PERMIT VISIT	25	D ERSKINE
6/30/2006	MEAS+INSPCTD	1	H M SCHEID
6/17/2006	ENTRY DENIED	615	D VELUTTI
6/26/2004	ENTRY DENIED	615	D VELUTTI
5/3/2003	MEAS/EXT INS	615	D VELUTTI
4/13/2002	MEAS DENIED	613	M COLE
8/15/2001	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

