

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL WILLIAM F
Owner 2:	WINCHELL KATALIN
Owner 3:	
Street 1:	5 WINCHELSEA LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.063 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1924, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.1022		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									3,066						3,100	
101	ONE FAM		0.1242		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									3,726						3,700	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	482,000	36,600	2.063	803,600	1,322,200	incl 1/6 of right of way	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		333.30	/Parcel:	333.30
						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	482,000	36600	2.063	803,600	1,322,200	1,322,200	Year End Roll	9/28/2017
2017	101	FV	447,200	36600	2.063	803,600	1,287,400	1,287,400	Year End Roll	9/29/2016
2016	101	FV	433,100	36600	2.063	751,600	1,221,300	1,221,300	Year End Roll	1/14/2016
2015	101	FV	428,700	36600	2.063	696,400	1,161,700	1,161,700	Year End	10/2/2014
2014	101	FV	397,600	36600	2.063	686,800	1,121,000	1,121,000	Year End Roll	1/23/2014
2013	101	FV	388,800	36600	2.063	666,800	1,092,200	1,092,200	Year End Roll	10/25/2012
2012	101	FV	397,600	36600	2.063	708,800	1,143,000	1,143,000	Year End	1/26/2012
2011	101	FV	372,400	61500	2.063	732,700	1,166,600	1,166,600	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	23142-182		5/3/1993	FAMILY	649000	No	No			FAMILY TRANSFER

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS/EXT INS	25	D ERSKINE
4/26/2006	MEAS+INSPCTD	615	D VELUTTI
5/24/1996	MEAS+INSPCTD	606	J SMITH
11/21/1995	ENTRY DENIED	607	D KEARLY
7/11/1995	MEAS/EXT INS	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101 7 8
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 15:10:42
LAST REV
Date Time
03/03/11 13:51:41
brennanp
87

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A - 2A	
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

COMMENTS

THIS LOT FORMERLY 101-7 227 CONCORD RD.
GARAGE MOVED FROM 101-7-76/94, cluster, incl
1/6 of right of way.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	7	Baths:	2	HB	1				

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOOD
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	34.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		34.0%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	7	1
Totals			
1	12	7	

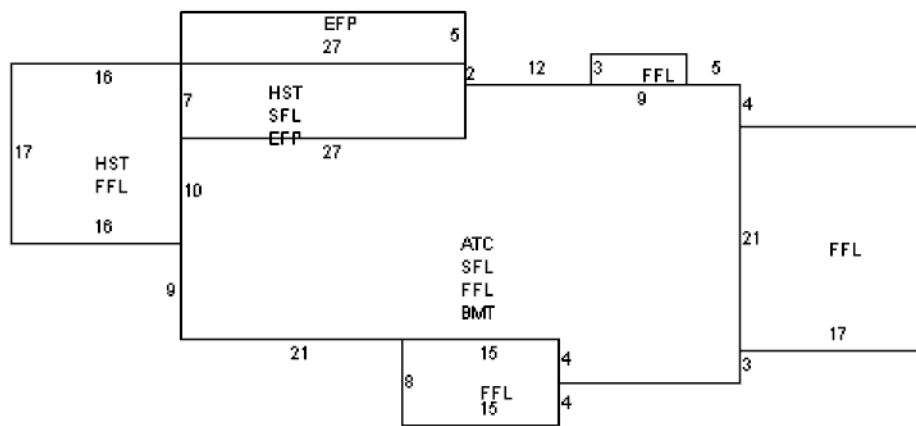
CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.91641241
Const Adj.:	1.00979996
Adj \$ / SQ:	81.435
Other Features:	46500
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	730345
Depreciation:	248317
Depreciated Total:	482028

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	922400.0000
Juris. Factor:		Val/Su Fin:	121.50		
Special Features:	0	Val/Su Net:	87.70		
Final Total:	482000	Val/Su SzAd:	133.68		

SKETCH



SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
27	TENNIS C	D	Y	1	100x55	A	FR	1960	4.09	T	75	101			5,600			5,600
3	GARAGE	D	Y	1	1724	G	AV	1915	45.00	T	60	101			31,000			31,000

PARCEL ID

173 55 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,981	81.430	161,322	
SFL	2ND FLOOR	1,394	81.430	113,520	
BMT	BASEMENT	1,205	20.360	24,532	
ATC	ATTIC	362	81.430	29,439	
EFP	ENCL PORCH	324	36.000	11,664	
HST	HALF STORY	231	81.430	18,771	
Net Sketched Area:		5,496	Total:	359,248	
Size Ad	3605.5	Gross Area	6570	FinArea	3967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



More:	N	Total Yard Items:	36,600	Total Special Features:		Total:	36,600
-------	---	-------------------	--------	-------------------------	--	--------	--------