



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		OLD WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	FORBES DAVID L
Owner 2:	SHERWOOD VIRGINIA
Owner 3:	
Street 1:	38 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1880, 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		60984		SQUARE FE	PRIME SITE		0	6.78	1.218	R3									503,721						503,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,049,000	7,300	1.400	503,700	1,560,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.04						/Parcel: 311.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,049,000	7300	1.4	503,700	1,560,000	1,560,000	Year End Roll	9/28/2017
2017	101	FV	948,000	7300	1.4	475,500	1,430,800	1,430,800	Year End Roll	9/29/2016
2016	101	FV	917,300	7300	1.4	461,400	1,386,000	1,386,000	Year End Roll	1/14/2016
2015	101	FV	864,100	7300	1.4	427,200	1,298,600	1,298,600	Year End	10/2/2014
2014	101	FV	838,600	7300	1.4	382,600	1,228,500	1,228,500	Year End Roll	1/23/2014
2013	101	FV	815,900	7300	1.4	371,500	1,194,700	1,194,700	Year End Roll	10/25/2012
2012	101	FV	807,000	7300	1.4	408,600	1,222,900	1,222,900	Year End	1/26/2012
2011	101	FV	844,900	7300	1.4	415,300	1,267,500	1,267,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MIX, THOMAS R.	24191-214		1/21/1994	CHD>SALE	530000	No	No			GUTTED/INT/EXT REHAB
SCOTT/SALLY FLA	23606-208		9/1/1993	FAMILY	0	No	No			2 DEEDS

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/3/2012	4958	RENOVATI	20,000	C				change out finishe
11/16/2010	4607	RENOVATI	38,000	C				reno existing bath
5/18/2010	4463	RENOVATI	68,500	C	7/23/2010			remove part of sun
9/23/2004	3043	ROOF		C	3/14/2005			
3/30/1994	437	RENOVATI	235,000	C	7/19/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	PERMIT VISIT	25	D ERSKINE
5/1/2008	FIELDREV CHG	100	B MORGAN
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/28/1998	MEAS+INSPCTD	602	D TUCKER
2/29/1996	MEAS+INSPCTD	606	J SMITH
7/19/1995	INSPECTED	600	PA
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

