



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FENTON TERENCE
Owner 2:	HUNTER CYNTHIA
Owner 3:	
Street 1:	25 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3401 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1948, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40510		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,077						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	245,600		0.930	462,100	707,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 375.64						/Parcel: 375.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	245,600	0	.93	462,100	707,700	707,700	Year End Roll	9/28/2017
2017	101	FV	234,200	0	.93	436,200	670,400	670,400	Year End Roll	9/29/2016
2016	101	FV	229,600	0	.93	423,200	652,800	652,800	Year End Roll	1/14/2016
2015	101	FV	220,400	0	.93	391,900	612,300	612,300	Year End	10/2/2014
2014	101	FV	218,100	0	.93	351,000	569,100	569,100	Year End Roll	1/23/2014
2013	101	FV	213,500	0	.93	340,800	554,300	554,300	Year End Roll	10/25/2012
2012	101	FV	213,500	0	.93	374,800	588,300	588,300	Year End	1/26/2012
2011	101	FV	220,400	0	.93	381,000	601,400	601,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARY CORRIGAN	14918-283		3/3/1983		83500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	D TUCKER
12/6/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

