



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MURPHY CHRISTOPHER ALDEN
Owner 2:	MURPHY SUSAN FREDHOLM
Owner 3:	
Street 1:	34 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

**PREVIOUS OWNER**

Owner 1:	RIES - DAVID P
Owner 2:	SUTHERLAND - ANN EF
Street 1:	34 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

**NARRATIVE DESCRIPTION**

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									120						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	224,200	600	1.857	542,500	767,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 323.07						/Parcel: 323.07	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	224,200	600	1.857	542,500	767,300	767,300	Year End Roll	9/28/2017
2017	101	FV	219,800	600	1.857	512,100	732,500	732,500	Year End Roll	9/29/2016
2016	101	FV	219,800	600	1.857	496,900	717,300	717,300	Year End Roll	1/14/2016
2015	101	FV	211,000	600	1.857	460,100	671,700	671,700	Year End	10/2/2014
2014	101	FV	214,500	600	1.857	412,100	627,200	627,200	Year End Roll	1/23/2014
2013	101	FV	209,900	600	1.857	400,100	610,600	610,600	Year End Roll	10/25/2012
2012	101	FV	187,300	600	1.86	519,900	707,800	707,800	Year End	1/26/2012
2011	101	FV	191,300	600	1.86	537,500	729,400	729,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIES,DAVID P	66708-465		1/22/2016		815000	No	No			
ROBERT H. ADKIN	19960-433		7/24/1989		486500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2016	6605	WOOD STO	800	C				Install Jotul 550
5/2/1997	1174	ROOF	8,200	C	5/29/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS/EXT INS	602	D TUCKER
5/29/1997	MEAS/EXT INS	602	D TUCKER
2/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

