

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MINIER MATTHEW R
Owner 2:	BERGH KATARINA N
Owner 3:	
Street 1:	28 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	Campo - Christine M
Owner 2:	Marotta - Caroline T
Street 1:	28 Old Winter St
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This Parcel contains 1.18 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1942, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		51401		SQUARE FE	PRIME SITE		0	6.78	1.389	R3									484,230						484,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	174,200	700	1.180	484,200	659,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 296.83						/Parcel: 296.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	174,200	700	1.18	484,200	659,100	659,100	Year End Roll	9/28/2017
2017	101	FV	170,800	700	1.18	457,100	628,600	628,600	Year End Roll	9/29/2016
2016	101	FV	170,800	700	1.18	443,500	615,000	615,000	Year End Roll	1/14/2016
2015	101	FV	163,900	700	1.18	410,700	575,300	575,300	Year End	10/2/2014
2014	101	FV	162,200	700	1.18	367,800	530,700	530,700	Year End Roll	1/23/2014
2013	101	FV	158,700	700	1.18	357,100	516,500	516,500	Year End Roll	10/25/2012
2012	101	FV	158,700	700	1.18	367,800	527,200	527,200	Year End	1/26/2012
2011	101	FV	162,200	0	1.18	373,800	536,000	536,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Campo,Christine	59259-462		6/8/2012	PVT SALE	770000	No	No			
BARTOVICS WILLI	45288-568		5/31/2005		790000	No	No			
DICK WOLLMAR	13276-74		8/31/1977		89900	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/17/2017	6794	SOLAR PA	32,160	C				Install solar pane
11/1/2013	5592	WINDOWS	8,230	C				replace 10 existin
9/6/2013	5544	ROOF	6,400	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
10/14/1998	MEAS+INSPCTD	602	D TUCKER
2/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

