



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHWANN TR AIRE MAIJA
Owner 2:	
Owner 3:	A M SCHWANN TRUST NO 1
Street 1:	26 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	SCHWANN AIRE MAIJA -
Owner 2:	-
Street 1:	26 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This Parcel contains 2.57 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,390						18,400	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	151,900		2.570	561,500	713,400	3254
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 514.42						/Parcel: 419.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	259,500	0	2.57	561,500	821,000	821,000	Year End Roll	9/28/2017
2017	101	FV	254,900	0	2.57	531,100	786,000	786,000	Year End Roll	9/29/2016
2016	101	FV	252,600	0	2.57	515,900	768,500	768,500	Year End Roll	1/14/2016
2015	101	FV	245,500	0	2.57	479,100	724,600	724,600	Year End	10/2/2014
2014	101	FV	226,200	0	2.57	431,100	657,300	657,300	Year End Roll	1/23/2014
2013	101	FV	221,500	0	2.57	419,100	640,600	640,600	Year End Roll	10/25/2012
2012	101	FV	188,400	0	2.57	559,100	747,500	747,500	Year End	1/26/2012
2011	101	FV	192,300	0	2.57	577,500	769,800	769,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHWANN AIRE MA	31680-001		7/17/2000	CONVENIENC		99	No	No		
	10559-55		6/19/1964			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	D TUCKER
3/1/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

