



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ACCOLA TR TERESA LEIGH
Owner 2:	NEWMARK TR BRIAN E
Owner 3:	BRIAN NEWMARK REVOCABLE TRUST
Street 1:	49 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

**PREVIOUS OWNER**

Owner 1:	ACCOLA - TERESA LEIGH
Owner 2:	NEWMARK - BRIAN E
Street 1:	49 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:				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		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	153,800		1.000	468,300	622,100	1584	0			
							GIS Ref			
							GIS Ref			
Total Card					153,800	1.000	468,300	622,100	Entered Lot Size	
Total Parcel					153,800	1.000	468,300	622,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		435.64	/Parcel:	435.64	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	153,800	0	1.	468,300	622,100	622,100	Year End Roll	9/28/2017
2017	101	FV	152,400	0	1.	442,000	594,400	594,400	Year End Roll	9/29/2016
2016	101	FV	151,000	0	1.	428,900	579,900	579,900	Year End Roll	1/14/2016
2015	101	FV	148,300	0	1.	397,100	545,400	545,400	Year End	10/2/2014
2014	101	FV	142,700	0	1.	355,700	498,400	498,400	Year End Roll	1/23/2014
2013	101	FV	140,000	0	1.	345,300	485,300	485,300	Year End Roll	10/25/2012
2012	101	FV	140,000	0	1.	379,900	519,900	519,900	Year End	1/26/2012
2011	101	FV	144,100	0	1.	386,100	530,200	530,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ACCOLA,TERESA L	70483-232		1/8/2018	CONVENIENC		1	No	No		
CASKEY ANNA H,	33286-313		7/20/2001		485000	No	No			
CLAIRE EMERSON	16735-84		1/27/1986		215000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/31/2004	2876	MANUAL	6,600	C	6/19/2004			rep wind w/pic win
10/29/1998	1567	SCREENPR	12,500	C	3/20/1999			deck & screen porc

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2004	MEAS/EXT INS	615	D VELUTTI
6/6/2002	MEAS+INSPCTD	600	PA
3/20/1999	MEAS/EXT INS	602	D TUCKER
10/20/1998	MEAS+INSPCTD	602	D TUCKER
12/6/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	468,281	SpI Credit		Total:	468,300
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