



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		OLD WINTER ST., LINCOLN

OWNERSHIP

Owner 1:	BEENHOUWER TR OWEN
Owner 2:	
Owner 3:	OLD WINTER STREET 8 REALTY TR
Street 1:	8 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	BEENHOUWER OWEN TR -
Owner 2:	OLD WINTER STREET 8 REALTY TR -
Street 1:	8 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This Parcel contains 2.517 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Influ	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		0.68		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,080						4,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	354,900		2.517	546,500	901,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 359.98						/Parcel: 359.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	354,900	0	2.517	546,500	901,400	901,400	Year End Roll	9/28/2017
2017	101	FV	348,700	0	2.517	516,100	864,800	864,800	Year End Roll	9/29/2016
2016	101	FV	340,500	0	2.517	500,900	841,400	841,400	Year End Roll	1/14/2016
2015	101	FV	331,400	0	2.517	464,100	795,500	795,500	Year End	10/2/2014
2014	101	FV	318,600	0	2.517	416,100	734,700	734,700	Year End Roll	1/23/2014
2013	101	FV	312,000	0	2.517	404,100	716,100	716,100	Year End Roll	10/25/2012
2012	101	FV	312,000	0	2.52	499,200	811,200	811,200	Year End	1/26/2012
2011	101	FV	318,600	0	2.52	515,900	834,500	834,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEENHOUWER OWEN	40611-56		8/25/2003	CONVENIENC		1	No	No		DEATH CERT. BK49451 PG307 5/16/07
JULIA HIBBEN	12420-274		4/26/1973		35000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/1997	1215	RENOVATI	6,000	C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS+INSPCTD	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	D TUCKER
3/10/1998	MEAS/EXT INS	602	D TUCKER
3/1/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

