



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEVIN TR BETTY
Owner 2:	
Owner 3:	LEVIN REALTY TRUST
Street 1:	16 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 8.61 ACRES of land mainly classified as 017 with a(n) CONTEMPORARY Building Built about 1964, Having Primarily WOOD 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	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		52272		SQUARE FE	PRIME SITE		0	8.08	1.371	R4									579,187						579,200	
718	PASTURE		7.41		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									222,300			192			1,423	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	207,800	12,800	1.200	579,200	799,800
718			7.410	1,423	1,423
Total Card	207,800	12,800	8.610	580,623	801,223
Total Parcel	207,800	12,800	8.610	580,623	801,223
Source:	Market Adj Cost	Total Value per SQ unit /Card:		318.70	/Parcel: 318.70

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	017	FV	207,800	12800	8.61	801,500	1,022,100	801,282	Year End Roll	9/28/2017
2017	017	FV	204,000	12800	8.61	795,800	1,012,600	791,782	Year End Roll	9/29/2016
2016	017	FV	202,100	12800	8.61	779,300	994,200	773,086	Year End Roll	1/14/2016
2015	017	FV	196,400	12800	8.61	737,700	946,900	725,786	Year End	10/2/2014
2014	017	FV	181,800	12800	8.61	702,600	897,200	676,086	Year End Roll	1/23/2014
2013	017	FV	178,000	12800	8.61	688,200	879,000	657,886	Year End Roll	10/25/2012
2012	017	FV	178,000	12800	8.61	706,200	897,000	675,552	Year End	1/26/2012
2011	017	FV	181,800	12800	8.61	722,600	917,200	695,752	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVIN ALVIN EST	19964-42		7/26/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/1996	976-96	ROOF		C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2013	MEAS+INSPCTD	25	D ERSKINE
7/2/2007	MEAS+INSPCTD	617	D HASCHIG
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS+INSPCTD	602	D TUCKER
5/29/1997	MEAS/EXT INS	602	D TUCKER
3/1/1996	MEAS+INSPCTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
10/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

