



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		OLD WINTER ST, LINCOLN
OWNERSHIP		
Owner 1: EATON ANNE		
Owner 2:		
Owner 3:		
Street 1: 25 OLD WINTER ST		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	178,800		0.960	464,700	643,500
Total Card 178,800 0.960 464,700 643,500					
Total Parcel 178,800 0.960 464,700 643,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 446.26		/Parcel: 446.26	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	01/11/11

**PREVIOUS OWNER**

Owner 1: JOHNSON - STEPHEN P		
Owner 2: JOHNSON - PAULA D		
Street 1: 140 MCNEIL COVE RD		
Twn/City: CHARLOTTE		
St/Prov:	VT	Cntry: Type:
Postal:	05445	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	178,800	0	.96	464,700	643,500	643,500	Year End Roll	9/28/2017
2017	101	FV	175,600	0	.96	438,700	614,300	614,300	Year End Roll	9/29/2016
2016	101	FV	175,600	0	.96	425,700	601,300	601,300	Year End Roll	1/14/2016
2015	101	FV	169,200	0	.96	394,100	563,300	563,300	Year End	10/2/2014
2014	101	FV	167,600	0	.96	353,000	520,600	520,600	Year End Roll	1/23/2014
2013	101	FV	164,400	0	.96	342,700	507,100	507,100	Year End Roll	10/25/2012
2012	101	FV	164,400	0	.96	377,000	541,400	541,400	Year End	1/26/2012
2011	101	FV	143,100	0	.96	383,200	526,300	526,300	Year End	2/10/2011

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1931, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON,STEPHEN	58598-136		3/1/2012	PVT SALE	590000	No	No			
DEPIETRO,KATHER	54655-281		5/7/2010		635350	No	No			
DEPIETRO KATHER	53251-320		7/22/2009	FAMILY	100	No	No			
COTONI KEITH E,	32242-391		1/9/2001	CONVENIENC	1	No	No			
DOUGHERTY, ALLE	26450-33		6/28/1996	FAMILY	255800	No	No			
MARY G. DOUGHER	10549-372		6/19/1964	FAMILY	12000	No	No			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2005	3196	RENO-ADD	88,500	C	6/13/2006			rep deck w/new sha
7/9/2001	2294	ROOF		C				
1/21/1999	1612	RENOVATI	20,000	C	6/5/1999			kitchen
12/10/1996	1104-96	WDK	1,200	C	5/29/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	D VELUTTI
6/5/1999	MEAS/EXT INS	602	D TUCKER
10/24/1998	MEAS+INSPCTD	602	D TUCKER
5/29/1997	MEAS/EXT INS	602	D TUCKER
3/1/1996	ENTRY DENIED	606	J SMITH

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		41817		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,736						464,700	

Total AC/HA:	0.95999	Total SF/SM:	41817.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	464,736	Spl Credit	Total:	464,700
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