



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
51		WINTER ST, LINCOLN
OWNERSHIP		
Owner 1: HARRISON BETH F		
Owner 2:		
Owner 3:		
Street 1: 51 WINTER ST		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3502	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	388,400		1.080	475,400	863,800	1583	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 385.97		/Parcel: 385.97		
							Insp Date
							10/05/09

**PREVIOUS OWNER**

Owner 1: HARRISON BETH F -		
Owner 2: THEBAUD FRANCISCO J -		
Street 1: 51 WINTER ST		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3502	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	388,400	0	1.08	475,400	863,800	863,800	Year End Roll	9/28/2017
2017	101	FV	382,400	0	1.08	448,700	831,100	831,100	Year End Roll	9/29/2016
2016	101	FV	373,900	0	1.08	435,400	809,300	809,300	Year End Roll	1/14/2016
2015	101	FV	365,000	0	1.08	403,200	768,200	768,200	Year End	10/2/2014
2014	101	FV	341,300	0	1.08	361,100	702,400	702,400	Year End Roll	1/23/2014
2013	101	FV	335,400	0	1.08	350,600	686,000	686,000	Year End Roll	10/25/2012
2012	101	FV	335,400	0	1.08	373,100	708,500	708,500	Year End	1/26/2012
2011	101	FV	341,300	0	1.08	379,200	720,500	720,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRISON BETH F	38472-402		3/24/2003	CONVENIENC		0	No	No		
HARRISON BETH F	36535-460		9/27/2002	CONVENIENC		1	No	No		
RICE JAMES F JR	32155-461		12/19/2000		485000		No	No		
JEB TRUST	20902-34		12/5/1990	FAMILY		0	No	No		

**NARRATIVE DESCRIPTION**

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/9/2015	6281	MANUAL	5,800	C				insulate walls in
11/27/2001	2406	RENO-ADD	165,000	C	6/22/2002			ren hse, repl rf+
8/30/2001	2329	ADDITION	20,500	C	6/22/2002			foundation only
6/13/2001	2270	RENOVATI		C	6/22/2002			existing interior
4/12/1995	689-95	ROOF		C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	ENTRY DENIED	613	M COLE
6/22/2002	MEAS+INSPCTD	613	M COLE
10/24/1998	MEAS+INSPCTD	602	D TUCKER
12/7/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

**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		47044		SQUARE FE	PRIME SITE		0	6.78	1.490	R3									475,368						475,400	

Total AC/HA:	1.07998	Total SF/SM:	47043.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	475,368	Spl Credit	Total:	475,400
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