



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HAMMOND III JOHN S
Owner 2:	HAMMOND NANCY C
Owner 3:	
Street 1:	46 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.7 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		1		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									30,000						30,000	Unbuildable
132	UNDEV		2.7		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									16,200						16,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			3.700	46,200	46,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	9/28/2017
2017	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	9/29/2016
2016	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	1/14/2016
2015	132	FV		0	3.7	46,200	46,200	46,200	Year End	10/2/2014
2014	132	FV		0	3.7	46,200	46,200	46,200	Year End Roll	1/23/2014
2013	132	FV		0	3.4	37,200	37,200	37,200	Year End Roll	10/25/2012
2012	132	FV		0	3.4	37,200	37,200	37,200	Year End	1/26/2012
2011	132	FV		0	3.4	37,200	37,200	37,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOUGHERTY MARY	12393-575		3/12/1973		10500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

