



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SILVESTRO LOUIS
Owner 2:	ANDERSON HEATHER CARR
Owner 3:	
Street 1:	78 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HAMILTON - DANA K
Owner 2:	-
Street 1:	5448 CACTUS HILL DRIVE
Twn/City:	EL PASO
St/Prov:	TX Cntry
Postal:	79912 Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 3.95 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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

**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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		2.113		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									63,390						63,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,034,300	37,300	3.950	709,800	2,781,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 469.97						/Parcel: 469.97	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,034,300	37300	3.95	709,800	2,781,400	2,781,400	Year End Roll	9/28/2017
2017	101	FV	1,945,000	37300	3.95	703,400	2,685,700	2,685,700	Year End Roll	9/29/2016
2016	101	FV	1,911,400	37300	3.95	685,000	2,633,700	2,633,700	Year End Roll	1/14/2016
2015	101	FV	1,804,800	37300	3.95	638,600	2,480,700	2,480,700	Year End	10/2/2014
2014	101	FV	1,728,600	37300	3.95	599,400	2,365,300	2,365,300	Year End Roll	1/23/2014
2013	101	FV	1,683,000	37300	3.95	583,400	2,303,700	2,303,700	Year End Roll	10/25/2012
2012	101	FV	1,736,100	37300	3.95	603,400	2,376,800	2,376,800	Year End	1/26/2012
2011	101	FV	1,877,200	37300	3.95	621,800	2,536,300	2,536,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMILTON,DANA K	65373-120		5/15/2015	MULTI-PARCEL	3190000	No	No			
MOORE JAMES F,	57168-253		7/20/2011	MULTI-PARCEL	2950000	No	No			
MOORE JAMES F,	53359-480		8/10/2009	DIVORCE/ESTA		1	No	No		
JAMES HAMILTON	28515-293		4/30/1998		1734000	No	No			
	9664-28		8/19/1960		46500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/19/2015	6289	MANUAL	39,515	C				Fireplace restorat
5/25/2001	2236	RENO-ADD	800,000	C	5/10/2003			rem interior, add
11/3/2000	2122	DEMOLITI	40,000	C	6/26/2001			rear section only
1/31/1994	419	RENOVATI	45,000	C	12/11/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
4/13/2002	MEAS+INSPCTD	613	M COLE
6/26/2001	MEAS+INSPCTD	613	M COLE
10/24/1998	MEAS/EXT INS	602	D TUCKER
12/11/1995	MEAS+INSPCTD	607	D KEARLY
8/30/1995	PERMIT VISIT	606	J SMITH
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

