



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'CONNELL TR CHARLES F
Owner 2:	
Owner 3:	R TATLOCK QUALIFIED PER RES TR
Street 1:	80 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TATLOCK JANE F -
Owner 2:	-
Street 1:	80 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains 5.58 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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:						
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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		2.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									83,790						83,800	
101	ONE FAM		0.95		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,700						5,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	215,100	900	5.580	735,900	951,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 325.19						/Parcel: 327.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	348,100	900	5.58	735,900	1,084,900	1,084,900	Year End Roll	9/28/2017
2017	101	FV	330,700	900	5.58	729,500	1,061,100	1,061,100	Year End Roll	9/29/2016
2016	101	FV	324,800	900	5.58	711,100	1,036,800	1,036,800	Year End Roll	1/14/2016
2015	101	FV	316,600	900	5.58	664,700	982,200	982,200	Year End	10/2/2014
2014	101	FV	300,600	900	5.58	625,500	927,000	927,000	Year End Roll	1/23/2014
2013	101	FV	296,500	900	5.58	609,500	906,900	906,900	Year End Roll	10/25/2012
2012	101	FV	279,800	900	5.81	770,900	1,051,600	1,051,600	Year End	1/26/2012
2011	101	FV	289,100	900	5.81	817,300	1,107,300	1,107,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TATLOCK JANE F,	50011-589		8/28/2007	FAMILY		10	No	No		July 23rd deed that wasn't recorded
TATLOCK JANE F,	50011-587		8/28/2007	FAMILY		10	No	No		
TATLOCK RICHARD	50011-585		8/28/2007	FAMILY		10	No	No		
TATLOCK RICHARD	35472-532		5/15/2002	CONVENIENC		10	No	No		
VIRGINIA SAUNDE	11935-201		12/21/1970		68000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2007	3720	FENCE		C				erect section of f
8/25/2003	2757	MANUAL		C				reshingle
6/3/1996	967-96	MANUAL		C	6/24/1997			RPL FE

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/27/2007	MEAS+INSPCTD	617	D HASCHIG
6/23/2007	MEAS/EXT INS	616	D MANZELLO
11/12/1998	MEAS+INSPCTD	602	D TUCKER
6/24/1997	MEAS/EXT INS	602	D TUCKER
12/7/1995	ENTRY DENIED	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 5.57955 Total SF/SM: 243045.19 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 735,890 Spl Credit Total: 735,900

