



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		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 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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		69696		SQUARE FE	PRIME SITE		0	8.08	1.103	R4									621,423						621,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	402,200	17,800	1.600	621,400	1,041,400
Total Card		402,200	17,800	1.600	621,400
Total Parcel		402,200	17,800	1.600	621,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		405.53	/Parcel: 405.53

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	402,200	17800	1.6	621,400	1,041,400	1,041,400	Year End Roll	9/28/2017
2017	101	FV	374,300	17800	1.6	615,300	1,007,400	1,007,400	Year End Roll	9/29/2016
2016	101	FV	363,300	17800	1.6	597,600	978,700	978,700	Year End Roll	1/14/2016
2015	101	FV	360,000	17800	1.6	553,000	930,800	930,800	Year End	10/2/2014
2014	101	FV	336,800	17800	1.6	515,300	869,900	869,900	Year End Roll	1/23/2014
2013	101	FV	330,200	17800	1.55	495,700	843,700	843,700	Year End Roll	10/25/2012
2012	101	FV	336,800	17800	1.55	460,400	815,000	815,000	Year End	1/26/2012
2011	101	FV	343,400	17800	1.55	467,800	829,000	829,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITZROY KENNEDY	11589-410		10/19/1968	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/31/2016	6610	MANUAL	9,291	C				Replace 2 patio do
11/18/1994	613-94	RENOVATI	40,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS+INSPCTD	602	D TUCKER
12/8/1995	MEAS/EXT INS	606	J SMITH
12/6/1995	ENTRY DENIED	607	D KEARLY
8/30/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	88 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	00:38:43

LAST REV

Date	Time
01/05/17	10:38:57

blakeley
2215

