



PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		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 2.697 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1940, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 2 Rooms, and 1 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 Infru	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		0.86		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,160						5,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	54,800		2.697	651,600	706,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 990.74						/Parcel: 990.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	54,800	0	2.697	651,600	706,400	706,400	Year End Roll	9/28/2017
2017	101	FV	54,400	0	2.697	645,200	699,600	699,600	Year End Roll	9/29/2016
2016	101	FV	54,000	0	2.697	626,800	680,800	680,800	Year End Roll	1/14/2016
2015	101	FV	53,100	0	2.697	580,400	633,500	633,500	Year End	10/2/2014
2014	101	FV	51,400	0	2.697	541,200	592,600	592,600	Year End Roll	1/23/2014
2013	101	FV	50,600	0	2.737	525,400	576,000	576,000	Year End Roll	10/25/2012
2012	101	FV	50,600	0	2.74	532,600	583,200	583,200	Year End	1/26/2012
2011	101	FV	51,800	0	2.74	550,500	602,300	602,300	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	11860-205		7/14/1970		28500	No	No			

BUILDING PERMITS

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

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
12/8/1995	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

