



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRUNELLI MICHAEL P
Owner 2:	STEPHEN JACQUELINE A
Owner 3:	
Street 1:	28 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	JEWETT JULIE DAVIS TR -
Owner 2:	LINCOLN COTTAGE NOMINEE TRUST -
Street 1:	PO BOX 6041
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 9.51 ACRES of land mainly classified as 017 with a(n) CAPE Building Built about 2011, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,790						41,800	
101	ONE FAM		1.28		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,680						7,700	Wetland
714	ORCHARD		4		ACRES	AGRICULTURA		0	30,000.	1.000	R5									120,000		958				3,832	
720	RELATED		1		ACRES	AGRICULTURA		0	30,000.	1.000	R5									30,000		48				48	Raising of Chicken

Total AC/HA:	9.50955	Total SF/SM:	414236.00	Parcel LUC:	017 017	Prime NB Desc	RES CAT 5	Total:	996,270	Spl Credit	146,120	Total:	850,180
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: FY2019 apr 2019

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,056,000	36,400	4.510	846,300	1,938,700		0
714			4.000	3,832	3,832		GIS Ref
720			1.000	48	48		GIS Ref
Total Card	1,056,000	36,400	9.510	850,180	1,942,580	Entered Lot Size	
Total Parcel	1,056,000	36,400	9.510	850,180	1,942,580	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	421.80	/Parcel:	421.80	Land Unit Type:	Insp Date
							06/24/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	1,056,000	36400	9.51	996,300	2,088,700	1,942,420	Year End Roll	9/28/2017
2017	017	FV	945,000	36400	9.51	996,300	1,977,700	1,831,796	Year End Roll	9/29/2016
2016	017	FV	921,900	36400	9.51	944,300	1,902,600	1,755,884	Year End Roll	1/14/2016
2015	017	FV	888,400	12000	9.51	889,100	1,789,500	1,642,784	Year End	10/2/2014
2014	017	FV	880,100	12000	9.51	879,500	1,771,600	1,624,884	Year End Roll	1/23/2014
2013	101	FV	748,000	12000	9.51	859,500	1,619,500	1,619,500	Year End Roll	10/25/2012
2012	101	FV	78,800	12000	9.51	879,500	970,300	970,300	Year End	1/26/2012
2011	101	FV	176,800	12000	9.51	925,900	1,114,700	1,114,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JEWETT JULIE DA	56088-376		12/17/2010	CHD>SALE	957500	No	No			Permits being issued for tear down.
JEWETT JULIE DA	36178-50		8/20/2002	CONVENIENC		1	No	No		
SAVILLE R. DAVI	12336-342		11/28/1972	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/21/2014	5677	BARN	60,000	C	8/25/2014			Construct a 20' x
8/9/2012	5132	ROOF	5,040	C				install solar pane
4/2/2012	5007	RENOVATI	300	C				install sheet meta
2/7/2012	4974	MANUAL	9,800	C				Install 2 a/c syst
10/20/2011	4905	NEW HOME	800,000	C	6/24/2013			single family hous
8/8/2011	4813	NEW HOME	800,000	C	6/24/2013			demo & foundation
5/10/2007	3670	MANUAL		C				tent 5/3-5/7
2/13/2006	3355	W/S FLUE		C				
8/1/2001	2310	SHED		C	6/22/2002			2 sheds

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	M COLE
11/17/1998	MEAS+INSPCTD	600	PA
10/20/1998	MEAS/EXT INS	602	D TUCKER
12/8/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

