



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEILEY ALEXANDER H
Owner 2:	NEILEY DIANA B
Owner 3:	
Street 1:	PO BOX 6115
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.33 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 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		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									44,790						44,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	141,600	5,900	3.330	691,200	838,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 419.35						/Parcel: 419.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	141,600	5900	3.33	691,200	838,700	838,700	Year End Roll	9/28/2017
2017	101	FV	139,100	5900	3.33	684,800	829,800	829,800	Year End Roll	9/29/2016
2016	101	FV	137,800	5900	3.33	666,400	810,100	810,100	Year End Roll	1/14/2016
2015	101	FV	134,100	5900	3.33	620,000	760,000	760,000	Year End	10/2/2014
2014	101	FV	148,500	5900	3.33	580,800	735,200	735,200	Year End Roll	1/23/2014
2013	101	FV	145,500	5900	3.35	565,400	716,800	716,800	Year End Roll	10/25/2012
2012	101	FV	145,500	5900	3.35	585,400	736,800	736,800	Year End	1/26/2012
2011	101	FV	148,500	5900	3.35	603,800	758,200	758,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACQUES MARONI	10742-229		1/19/1965		14000	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
11/5/1998	MEAS+INSPCTD	602	D TUCKER
12/7/1995	MEAS+INSPCTD	607	D KEARLY
12/7/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

