



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURREN TR SUSAN M
Owner 2:	CURREN TR THOMAS R
Owner 3:	THE SUSAN M CURRENT TRUST 2004
Street 1:	82 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	CURREN THOMAS -
Owner 2:	CURREN SUSAN M -
Street 1:	82 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains 2.617 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 5 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 Influ	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		0.78		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,680						4,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	489,700	26,100	2.617	651,100	1,166,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 357.46						/Parcel: 357.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	489,700	26100	2.617	651,100	1,166,900	1,166,900	Year End Roll	9/28/2017
2017	101	FV	481,000	26100	2.617	644,700	1,151,800	1,151,800	Year End Roll	9/29/2016
2016	101	FV	467,300	26100	2.617	626,300	1,119,700	1,119,700	Year End Roll	1/14/2016
2015	101	FV	454,600	26100	2.617	579,900	1,060,600	1,060,600	Year End	10/2/2014
2014	101	FV	420,600	26100	2.617	540,700	987,400	987,400	Year End Roll	1/23/2014
2013	101	FV	412,100	26100	2.617	524,700	962,900	962,900	Year End Roll	10/25/2012
2012	101	FV	412,100	26100	2.62	448,000	886,200	886,200	Year End	1/26/2012
2011	101	FV	434,700	26100	2.62	462,900	923,700	923,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURREN THOMAS,	54881-295		6/24/2010	FAMILY		0	No	No		
FLETCHER BETTY	20849-68		11/1/1990		300000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2005	3296	RENOVATI	22,000	C	7/25/2006			screen porch into
10/23/2002	2603	MANUAL	35,000	C	6/17/2003			rem bath, rep 2 wi
11/1/2001	2386	RENOVATI	15,000	C	7/6/2002			bathroom
5/24/1996	928-96	ADDITION	70,000	C	6/24/1997			
5/17/1994	462-94	MANUAL		C	8/30/1995			CH COOP

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/25/2006	PERMIT VISIT	100	B MORGAN
6/17/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	ENTRY DENIED	613	M COLE
10/28/1998	MEAS/EXT INS	602	D TUCKER
6/24/1997	MEAS/EXT INS	602	D TUCKER
1/25/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

