



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUCCHESI JAMES L
Owner 2:	LUCCHESI TOMASINA F
Owner 3:	
Street 1:	79 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	79 WINTER STREET LLC -
Owner 2:	C/O SCI CAPITAL MANAGEMENT -
Street 1:	2500 NORTH WINDS PKW STE 275
Twn/City:	ALPHARETTA
St/Prov:	GA Cntry
Postal:	30004 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.866 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2003, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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		
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.0293		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									879						900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,787,300		1.866	543,300	2,330,600
Total Card		1,787,300	1.866	543,300	2,330,600
Total Parcel		1,787,300	1.866	543,300	2,330,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 278.73		/Parcel: 278.73	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/19/04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,787,300	0	1.866	543,300	2,330,600	2,330,600	Year End Roll	9/28/2017
2017	101	FV	1,692,800	0	1.866	512,900	2,205,700	2,205,700	Year End Roll	9/29/2016
2016	101	FV	1,680,900	0	1.866	497,700	2,178,600	2,178,600	Year End Roll	1/14/2016
2015	101	FV	1,722,300	0	1.866	576,100	2,298,400	2,298,400	Year End	10/2/2014
2014	101	FV	1,688,700	0	1.866	536,900	2,225,600	2,225,600	Year End Roll	1/23/2014
2013	101	FV	1,655,100	0	1.866	520,900	2,176,000	2,176,000	Year End Roll	10/25/2012
2012	101	FV	1,789,600	0	1.866	540,900	2,330,500	2,330,500	Year End	1/26/2012
2011	101	FV	1,921,700	0	1.866	559,300	2,481,000	2,481,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
79 WINTER STREE	64589-441		12/1/2014		2253434	No	No			
COUNTRYSIDE BUI	40468-414		8/14/2003		2400000	No	No			
STANKARD JEAN C	36539-241		9/27/2002		500000	Yes	No			
CHIEN KENNETH	20115-220		10/2/1989		50000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2016	6398	RENOVATI	28,000	C	6/1/2017			Construct entry in
4/13/2016	6391	RENOVATI	15,860	C	6/1/2017			Remove jacuzzi tub
10/16/2015	6256	POOL	91,000	C	9/29/2017			Replace a portion theater, billiard
12/15/2003	2836	FINISH B	125,000	C	6/19/2004			
2/12/2003	2641	FINISH B	25,000	C	6/21/2003			
10/17/2002	2598	NEW HOME	550,900	C	6/21/2003			
9/20/2002	2587	RENOVATI		C	6/21/2003			foundation for new

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2009	ENTRY DENIED	25	D ERSKINE
6/19/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

