

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 88 | | WINTER ST, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BENNETT JEFFREY S |
| Owner 2: | BENNETT TRACEY A |
| Owner 3: | |
| Street 1: | 88 WINTER ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | DEVINCENT DONNA M - |
| Owner 2: | - |
| Street 1: | 88 WINTER ST |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.959 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | Topo | | |
| D | | | | Street | | |
| s | | | | Traffic | | |
| t | | | | | | |

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 | | 0.1223 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 3,669 | | | | | | 3,700 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.95885 | Total SF/SM: | 85327.51 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 650,069 | Spl Credit | Total: | 650,100 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprob

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 1,428,400 | 3,400 | 1.959 | 650,100 | 2,081,900 | 1622 | 0 |
| Total Card | | | | | | Entered Lot Size | GIS Ref |
| Total Parcel | | | | | | Total Land: | GIS Ref |
| Source: Market Adj Cost | | | | | | Land Unit Type: | Insp Date |
| Total Value per SQ unit /Card: 378.28 | | | | | | /Parcel: 378.28 | 09/15/09 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,428,400 | 3400 | 1.959 | 650,100 | 2,081,900 | 2,081,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,326,600 | 3400 | 1.959 | 643,700 | 1,973,700 | 1,973,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,293,200 | 3400 | 1.959 | 625,300 | 1,921,900 | 1,921,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,281,400 | 3400 | 1.959 | 578,900 | 1,863,700 | 1,863,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,199,200 | 3400 | 1.959 | 539,700 | 1,742,300 | 1,742,300 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 1,175,800 | 3400 | 1.959 | 523,700 | 1,702,900 | 1,702,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 1,199,200 | 3400 | 1.959 | 543,700 | 1,746,300 | 1,746,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 1,268,900 | 3400 | 1.959 | 562,100 | 1,834,400 | 1,834,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-----------------|-------|
| DEVINCENT DONNA | 31217-182 | | 3/15/2000 | | 1600000 | No | No | | | |
| BUCHOLTZ MELVYN | 27294-308 | | 5/15/1997 | CHANGE IN US | 415000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|-----------------|
| 4/13/2000 | 1929 | SHED | | C | 4/13/2002 | | | |
| 5/14/1997 | 1181 | NEW HOME | 340,000 | C | 7/16/1997 | | | 5% 3/10/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 9/15/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 4/13/2002 | MEAS/EXT INS | 613 | M COLE |
| 6/15/2001 | MEAS/EXT INS | 613 | M COLE |
| 10/31/1998 | MEAS+INSPCTD | 602 | D TUCKER |
| 3/10/1998 | MEAS+INSPCTD | 602 | D TUCKER |
| 7/16/1997 | MEAS/EXT INS | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 90 2 3 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

PRINT

| Date | Time |
|----------|----------|
| 10/03/18 | 00:51:26 |

LAST REV

| Date | Time |
|----------|----------|
| 04/06/10 | 15:43:38 |

brennanp
2245

