



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: FAIRLESS BRUCE W
 Owner 2: RYAN CAROL
 Owner 3:
 Street 1: 115 WINTER ST
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3501 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	131,500	19,400	1.340	594,000	744,900	
Total Card		131,500	19,400	1.340	594,000	744,900
Total Parcel		131,500	19,400	1.340	594,000	744,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 393.19		/Parcel: 393.19		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/18/11
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	131,500	19400	1.34	594,000	744,900	744,900	Year End Roll	9/28/2017
2017	101	FV	125,300	19400	1.34	588,100	732,800	732,800	Year End Roll	9/29/2016
2016	101	FV	122,800	19400	1.34	571,200	713,400	713,400	Year End Roll	1/14/2016
2015	101	FV	117,800	19400	1.34	528,500	665,700	665,700	Year End	10/2/2014
2014	101	FV	116,600	19400	1.34	492,500	628,500	628,500	Year End Roll	1/23/2014
2013	101	FV	114,100	19400	1.34	477,800	611,300	611,300	Year End Roll	10/25/2012
2012	101	FV	145,200	19400	1.34	404,300	568,900	568,900	Year End	1/26/2012
2011	101	FV	136,800	19400	1.34	410,900	567,100	567,100	Year End	2/10/2011

Parcel ID 167 5 0

PRINT

Date	Time
10/03/18	00:52:32

LAST REV

Date	Time
04/23/12	09:29:47

USER DEFINED

Prior Id # 1:	90 5 0
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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUBOIS OLIVE S	23703-320		9/28/1993	OTHER	220000	No	No			ESTATE SALE

PAT ACCT.

apro	2248
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2010	4517	RENO-ADD	85,000	C	10/12/2010			demo kit;new addit
4/29/2008	3931	SHED	10,150	C	6/4/2009			pre-fab shed/studi
2/24/2004	2855	DEMOLITI		C				demo shed
12/21/2001	2420	MANUAL	12,000	C	7/6/2002			dormer

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2009	PERMIT VISIT	25	D ERSKINE
5/17/2005	MEAS/EXT INS	600	PA
7/6/2002	MEAS/EXT INS	613	M COLE
11/3/1998	MEAS+INSPCTD	602	D TUCKER
7/20/1995	INSPECTED	600	PA
6/28/1994	FIELDREV CHG	600	PA
6/1/1991	INSPECTED	601	PAUL MARSH

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	8.08	1.259	R4									593,969						594,000	

Total AC/HA: 1.33999	Total SF/SM: 58369.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 593,969	Spl Credit	Total: 594,000
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