



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EPSTEIN ARNOLD M
Owner 2:	O'MALLEY PATRICIA J
Owner 3:	
Street 1:	47 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

PREVIOUS OWNER

Owner 1:	EPSTEIN - ARNOLD M
Owner 2:	O'MALLEY - PATRICIA J
Street 1:	47 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

NARRATIVE DESCRIPTION

This Parcel contains 5.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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 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		1.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									32,790						32,800	
101	ONE FAM		2.46		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									14,760						14,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,393,400		5.390	694,000	2,087,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 403.79						/Parcel: 403.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,393,400	0	5.39	694,000	2,087,400	2,087,400	Year End Roll	9/28/2017
2017	101	FV	1,305,700	0	5.39	687,600	1,993,300	1,993,300	Year End Roll	9/29/2016
2016	101	FV	1,284,500	0	5.39	669,200	1,953,700	1,953,700	Year End Roll	1/14/2016
2015	101	FV	1,250,100	0	5.39	622,800	1,872,900	1,872,900	Year End	10/2/2014
2014	101	FV	1,149,500	0	5.39	583,600	1,733,100	1,733,100	Year End Roll	1/23/2014
2013	101	FV	1,126,800	0	5.39	567,600	1,694,400	1,694,400	Year End Roll	10/25/2012
2012	101	FV	1,126,800	0	5.39	587,600	1,714,400	1,714,400	Year End	1/26/2012
2011	101	FV	1,192,900	0	5.39	606,000	1,798,900	1,798,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EPSTEIN,ARNOLD	65831-169		7/31/2015	CONVENIENC		1	No	No		
MORTON PETER W	16304-453		7/22/1985		395000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/8/1999	1674	NEW HOME	600,000	C	6/27/2000			6/27/00 100%
3/2/1999	1649	DEMOLITI		C	6/27/2000			6/27/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
6/27/2000	MEAS/EXT INS	609	T MULHERN
8/5/1999	MEAS/EXT INS	600	PA
10/28/1998	MEAS+INSPCTD	602	D TUCKER
12/6/1995	MEAS+INSPCTD	607	D KEARLY
1/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	5.38955	Total SF/SM:	234768.81	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	693,950	Spl Credit		Total:	694,000
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

