



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS HEIDI STOWELL
Owner 2:	
Owner 3:	
Street 1:	53 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

PREVIOUS OWNER

Owner 1:	NICHOLS - RICHARD K
Owner 2:	NICHOLS - HEIDI STOWELL
Street 1:	53 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

NARRATIVE DESCRIPTION

This Parcel contains 1.56 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1932, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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		67954		SQUARE FE	PRIME SITE		0	6.78	1.124	R3									517,898						517,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	153,800	9,700	1.560	517,900	681,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 450.66						/Parcel: 450.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	153,800	9700	1.56	517,900	681,400	681,400	Year End Roll	9/28/2017
2017	101	FV	146,800	9700	1.56	488,900	645,400	645,400	Year End Roll	9/29/2016
2016	101	FV	144,000	9700	1.56	474,400	628,100	628,100	Year End Roll	1/14/2016
2015	101	FV	138,400	9700	1.56	439,200	587,300	587,300	Year End	10/2/2014
2014	101	FV	121,300	14200	1.56	393,400	528,900	528,900	Year End Roll	1/23/2014
2013	101	FV	118,900	14200	1.56	381,900	515,000	515,000	Year End Roll	10/25/2012
2012	101	FV	118,900	14200	1.56	389,900	523,000	523,000	Year End	1/26/2012
2011	101	FV	122,400	14200	1.56	396,200	532,800	532,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NICHOLS,RICHARD	58958-55		4/25/2012	DIVORCE/ESTA		1	No	No		Seperation Agreement
MACLEAN ALEXAND	52122-79		1/23/2009		592500	No	No			
MCGINTY ROBERT	25179-36		2/14/1995	OTHER	265000	No	No			
COANE, EST. OF	24970-284		11/2/1994		239000	No	No			
COANE JOHN H ES	5635-581		4/19/1932	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/1997	1217	SHED	1,900	C	3/28/1998			3/28/98 100%
10/5/1995	831-95	MANUAL	27,000	C	6/24/1996			BEDRM

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	D TUCKER
3/28/1998	MEAS+INSPCTD	602	D TUCKER
12/8/1995	ENTRY DENIED	606	J SMITH
7/8/1995	MEAS/EXT INS	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1H - 1H, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE.

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1932, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 26.% Functional: , % Economic: , % Special: , % Override: , Total: 26.%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 89.00, Size Adj.: 1.26020408, Const Adj.: 1.01999998, Adj \$ / SQ: 114.401, Other Features: 34000, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 207774, Depreciation: 54021, Depreciated Total: 153753.

COMMENTS

Empty comment box.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid Desc: Line 1 # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 5 BRs: 3 Baths: 2 HB.

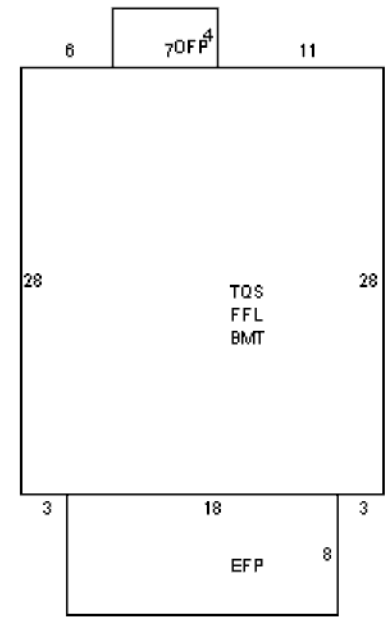
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 5 3, Totals 1 5 3.

SKETCH



SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 672 50.050 33,634, FFL 1ST FLOOR 672 114.400 76,878, TQS 3/4 STORY 504 114.400 57,658, EFP ENCL PORCH 144 36.000 5,184, OFP OPEN PORCH 28 15.000 420, Net Sketched Area: 2,020 Total: 173,774, Size Ad 1176 Gross Area 2188 FinArea 1512.

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 50 A.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value, 3 GARAGE D Y 1 24x26 A AV 1932 36.00 T 60 101 9,000, 2 SHED/FR D Y 1 8X10 A AV 1998 15.00 T 40 101 700.

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 547497.1074, Juris. Factor: Val/Su Fin: 101.72, Special Features: 0 Val/Su Net: 76.14, Final Total: 153800 Val/Su SzAd 130.78.

PARCEL ID

165 24 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 9,700, Total Special Features: , Total: 9,700.