



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLADSTONE STEPHEN R
Owner 2:	
Owner 3:	
Street 1:	67 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.839 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80097		SQUARE FE	PRIME SITE		0	6.78	0.999	R3									542,597						542,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	393,000		1.839	542,600	935,600	8/2010 See land division adding acreage to the back of this parcel. Jerodel Realty Trust Plan 413 of 2010.
Total Card	393,000		1.839	542,600	935,600	Entered Lot Size
Total Parcel	393,000		1.839	542,600	935,600	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		323.63	/Parcel:	323.63
						Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	393,000	0	1.839	542,600	935,600	935,600	Year End Roll	9/28/2017
2017	101	FV	385,600	0	1.839	512,200	897,800	897,800	Year End Roll	9/29/2016
2016	101	FV	379,900	0	1.839	497,000	876,900	876,900	Year End Roll	1/14/2016
2015	101	FV	365,300	0	1.839	460,200	825,500	825,500	Year End	10/2/2014
2014	101	FV	361,600	0	1.839	412,100	773,700	773,700	Year End Roll	1/23/2014
2013	101	FV	354,300	0	1.839	400,100	754,400	754,400	Year End Roll	10/25/2012
2012	101	FV	365,500	0	1.839	440,200	805,700	805,700	Year End	1/26/2012
2011	101	FV	372,200	0	1.839	447,400	819,600	819,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLADSTONE STEPH	54875-472		6/24/2010	FAMILY	99	No	No			DEED IS FOR 37,222 SQ FT ADDED TO
RANDO THOMAS J,	49384-598		5/1/2007		810000	No	No			
EAGLE REALTY TR	16377-12		8/22/1985	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2018	7075	RENO-GAR	80,000	O				Construct garage s
2/24/2011	4653	RENOVATI		C	6/26/2012			reno bmt space int
2/4/2010	4380	RENOVATI	16,000	C	6/26/2012			reno 2nd fl bath;n
1/6/2010	4368	RENOVATI	75,000	C	7/5/2011			reno bmt living sp
8/5/1996	1018-96	WDK	2,600	C	6/24/1997			
7/23/1996	1007-96	MANUAL	7,000	C	6/24/1997			A-G POOL

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	M&L COMPLETE	618	G BOURGAULT
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
7/5/2011	MEAS/EXT INS	25	D ERSKINE
7/23/2010	PERMIT VISIT	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	D TUCKER
10/24/1998	ENTRY DENIED	602	D TUCKER
6/24/1997	MEAS/EXT INS	602	D TUCKER
1/31/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

