

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLAUGHLIN ANNE M
Owner 2:	MUSOW PAUL W
Owner 3:	
Street 1:	71 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RISCH MARTIN D TR -
Owner 2:	MD RISCH TRUST NO 1 -
Street 1:	171 O'BRIEN RD
Twn/City:	PORT ANGELES
St/Prov:	WA Cntry
Postal:	98362

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52272		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									486,001						486,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	208,300	7,600	1.200	486,000	701,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 281.99						/Parcel: 281.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	208,300	7600	1.2	486,000	701,900	701,900	Year End Roll	9/28/2017
2017	101	FV	204,100	7600	1.2	458,800	670,500	670,500	Year End Roll	9/29/2016
2016	101	FV	204,100	7600	1.2	445,100	656,800	656,800	Year End Roll	1/14/2016
2015	101	FV	194,200	7600	1.2	412,200	614,000	614,000	Year End	10/2/2014
2014	101	FV	189,500	7600	1.2	369,200	566,300	566,300	Year End Roll	1/23/2014
2013	101	FV	185,500	7600	1.2	358,400	551,500	551,500	Year End Roll	10/25/2012
2012	101	FV	185,500	7600	1.2	394,200	587,300	587,300	Year End	1/26/2012
2011	101	FV	189,500	7600	1.2	400,700	597,800	597,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RISCH MARTIN D	51995-153		12/19/2008	OTHER	537986	No	No			Property needed new septic, asbesto
RISCH MARTIN D	21131-231		5/1/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/3/2017	6874	ROOF	13,200	C				Strip & re-roof dw
1/29/2014	5638	FINISH B	20,000	C	1/8/2015			remodel bmt space
4/18/2013	5380	RENOVATI	10,000	C				remodel sitting ro
10/11/1994	563	MANUAL	6,000	C	8/30/1995			DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/27/2014	MEAS/EXT INS	25	D ERSKINE
9/4/2013	MEAS+INSPCTD	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	D TUCKER
12/11/1995	ENTRY DENIED	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	486,001	SpI Credit:		Total:	486,000
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