



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WEINSTEIN MEIR
Owner 2:	WEINSTEIN CYNTHIA R
Owner 3:	
Street 1:	75 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

**PREVIOUS OWNER**

Owner 1:	WEINSTEIN CYNTHIA R TR -
Owner 2:	WEINSTEIN MEIR TR -
Street 1:	75 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3502

**NARRATIVE DESCRIPTION**

This Parcel contains .46 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1918, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		20037		SQUARE FE	PRIME SITE		0	6.78	3.095	R3									420,435						420,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	231,700	18,100	0.460	420,400	670,200		0				
							GIS Ref				
							GIS Ref				
Total Card					231,700	18,100	0.460	420,400	670,200	Entered Lot Size	
Total Parcel					231,700	18,100	0.460	420,400	670,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			343.34	/Parcel:	343.34	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	231,700	18100	.46	420,400	670,200	670,200	Year End Roll	9/28/2017
2017	101	FV	222,100	18200	.46	396,900	637,200	637,200	Year End Roll	9/29/2016
2016	101	FV	218,200	18200	.46	385,100	621,500	621,500	Year End Roll	1/14/2016
2015	101	FV	210,300	18200	.46	356,600	585,100	585,100	Year End	10/2/2014
2014	101	FV	208,300	18200	.46	319,400	545,900	545,900	Year End Roll	1/23/2014
2013	101	FV	204,400	18200	.46	310,100	532,700	532,700	Year End Roll	10/25/2012
2012	101	FV	204,400	18200	.46	341,100	563,700	563,700	Year End	1/26/2012
2011	101	FV	210,300	18200	.46	346,600	575,100	575,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEINSTEIN CYNTH	35289-79		4/17/2002	CONVENIENC	99	No	No			
WEINSTEIN CYNTH	28828-508		7/13/1998	CONVENIENC	1	No	No			
NANCY YATES/RON	24418-355		4/1/1994		275000	No	No			
YATES, NANCY C.	23790-130		10/20/1993	FAMILY	0	No	No			
HAMILTON HARRY	8049-399		3/19/1953	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2000	2005	MANUAL	150,000	C	5/19/2001			addition & accesso

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/11/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	MEAS/EXT INS	614	S FOLEY
10/28/1998	MEAS+INSPCTD	602	D TUCKER
12/11/1995	MEAS+INSPCTD	607	D KEARLY
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENT'NL
Sty Ht:	1T - 1T
(Liv) Units:	1      Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1918
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

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:	1
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

**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
19	PATIO	D	Y	1	30X8	A	AV	1980	7.00	T	60	101			700			700
3	GARAGE	D	Y	1	20X22	G	AV	2001	45.00	T	12	101			17,400			17,400

More: N	Total Yard Items: 18,100	Total Special Features:	Total: 18,100
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**BATH FEATURES**

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	26%
Functional:		
Economic:		
Special:		
Override:		
Total:		26%

**CALC SUMMARY**

Basic \$ / SQ:	89.00
Size Adj.:	1.05737710
Const Adj.:	0.99970198
Adj \$ / SQ:	94.079
Other Features:	63933
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	313152
Depreciation:	81419
Depreciated Total:	231732

**COMMENTS****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		RM: 6	BR: 2	Bath: 2	HB							

**REMODELING**

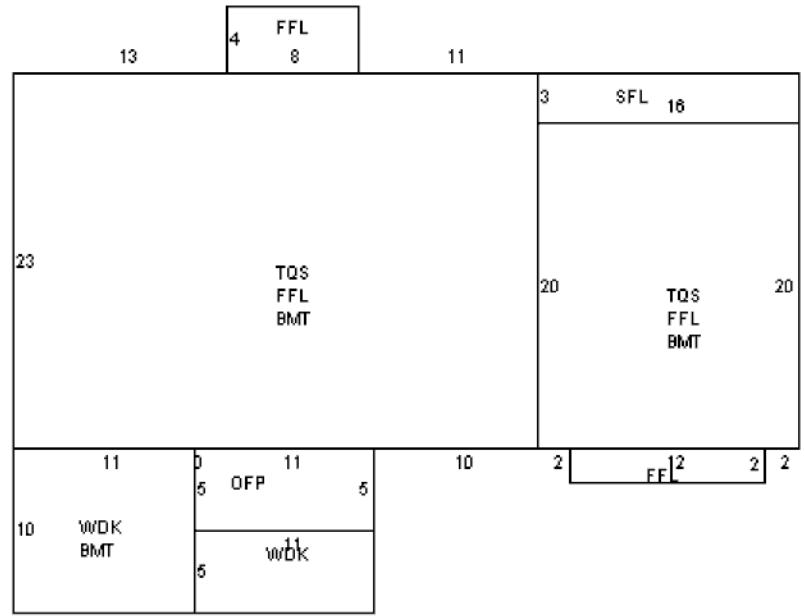
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:      AvRate:      Ind.Val: 557635.9743				
Juris. Factor:			Val/Su Fin:	118.70
Special Features: 0			Val/Su Net:	69.41
Final Total: 231700			Val/Su SzAd:	118.70

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,166	23.520	27,424	
FFL	1ST FLOOR	1,112	94.080	104,615	
TQS	3/4 STORY	792	94.080	74,510	
WDK	WOOD DECK	165	22.890	3,776	
OFFP	OPEN PORCH	55	15.000	825	
SFL	2ND FLOOR	48	94.080	4,516	
Net Sketched Area:		3,338	Total:	215,666	
Size Ad	1952	Gross Area	3602	FinArea	1952

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE***AssessPro* Patriot Properties, Inc