



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSTON DAVID
Owner 2:	
Owner 3:	
Street 1:	65 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	MULA TR - DARLENE
Owner 2:	-
Street 1:	C-O DARLENE KELLEY
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749-3104

NARRATIVE DESCRIPTION

This Parcel contains .648 ACRES of land mainly classified as UNDEV

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
132	UNDEV		0.648		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,440						19,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.648	19,400	19,400	8/2010 See plan 413 of 2010 Rando Farm (private drive)	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						Land Unit Type:	06/23/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	.648	19,400	19,400	19,400	Year End Roll	9/28/2017
2017	132	FV		0	.648	19,400	19,400	19,400	Year End Roll	9/29/2016
2016	132	FV		0	.648	19,400	19,400	19,400	Year End Roll	1/14/2016
2015	132	FV		0	.648	19,400	19,400	19,400	Year End	10/2/2014
2014	132	FV		0	.648	19,400	19,400	19,400	Year End Roll	1/23/2014
2013	132	FV		0	.648	19,400	19,400	19,400	Year End Roll	10/25/2012
2012	132	FV		0	.648	19,400	19,400	19,400	Year End	1/26/2012
2011	132	FV		0	.648	19,400	19,400	19,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULA TR,DARLENE	70204-232		11/8/2017	CONVENIENC		1	No	No		
Stankard Tr,Jea	60441-395		11/7/2012	OTHER		99	No	No		
GLADSTONE STEPH	54875-481		6/24/2010	FAMILY		99	No	No		dees is for 685 sq feet to be added
	10640-96		9/19/1964	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/17/1997	1119-97	WDK	8,000	C	6/24/1997			
7/23/1996	1007-96	MANUAL	7,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	D TUCKER
6/24/1997	MEAS/EXT INS	602	D TUCKER
12/7/1995	MEAS+INSPCTD	607	D KEARLY
10/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.64800	Total SF/SM:	28226.88	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	19,440	SpI Credit:		Total:	19,400
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