



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROGLIO MICHAEL
Owner 2:	BROGLIO HEATHER
Owner 3:	
Street 1:	63 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Stankard Tr - Jean C
Owner 2:	-
Street 1:	5 Old Sudbury Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.177 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1931, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		2.34		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									14,040						14,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,700		4.177	660,400	903,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 397.27						/Parcel: 397.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,700	0	4.177	660,400	903,100	903,100	Year End Roll	9/28/2017
2017	101	FV	237,700	0	4.177	654,000	891,700	891,700	Year End Roll	9/29/2016
2016	101	FV	237,700	0	4.177	635,600	873,300	873,300	Year End Roll	1/14/2016
2015	101	FV	145,000	0	4.177	589,200	734,200	734,200	Year End	10/2/2014
2014	101	FV	101,900	0	4.177	550,000	651,900	651,900	Year End Roll	1/23/2014
2013	101	FV	99,600	0	4.177	534,000	633,600	633,600	Year End Roll	10/25/2012
2012	101	FV	99,600	0	4.172	630,500	730,100	730,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Stankard Tr, Jea	60441-401		11/7/2012	CHD>SALE	530000	No	No			
	10640-96		9/19/1964	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/20/2017	6944	SHEET MT	16,000	C				Sheet metal work f
9/19/2013	5553	RENOVATI	22,000	C	2/24/2014			demo & rebuild exi
9/18/2013	5550	MANUAL	11,000	C				Sheet melt work fo
8/27/2013	5531	SOLAR PA	5,700	C				install roof mount
2/8/2013	5321	RENOVATI	248,800	C	5/27/2014			reno the entire st

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/27/2014	MEAS/EXT INS	25	D ERSKINE
6/18/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

