



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PMV LLC
Owner 2:	
Owner 3:	
Street 1:	79 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-4807 Type:

PREVIOUS OWNER

Owner 1:	STANKARD JR - CHARLES E
Owner 2:	STANKARD - JEAN C
Street 1:	5 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4807

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as LAND

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			0.920	461,200	461,200		2265
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.920	461,200	461,200	Entered Lot Size	
Total Parcel			0.920	461,200	461,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	130	FV		0	.92	461,200	461,200	461,200	Year End Roll	9/28/2017
2017	130	FV		0	.92	435,300	435,300	435,300	Year End Roll	9/29/2016
2016	130	FV		0	.92	422,400	422,400	422,400	Year End Roll	1/14/2016
2015	130	FV		0	.92	391,100	391,100	391,100	Year End	10/2/2014
2014	130	FV		0	.92	350,300	350,300	350,300	Year End Roll	1/23/2014
2013	130	FV		0	.87	336,800	336,800	336,800	Year End Roll	10/25/2012
2012	130	FV		0	.87	370,500	370,500	370,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STANKARD JR,CHA	66922-570		3/11/2016		500000	No	No			
STANKARD CHARLE	31824-406		7/31/2000	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 3	Total:	461,193	SpI Credit:		Total:	461,200
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