



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35		OLD WINTER ST., LINCOLN

**OWNERSHIP**

Owner 1:	DONNELLY III WILLIAM J
Owner 2:	DONNELLY ALLISON W
Owner 3:	
Street 1:	35 OLD WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SABIN - STANLEY
Owner 2:	SABIN - SUSAN M
Street 1:	40 SEAVER ST
Twn/City:	WELLESLEY
St/Prov:	MA Cntry
Postal:	02481

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1932, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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	3	WATER
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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	724,500		0.920	476,200	1,200,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 357.73						/Parcel: 357.73	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	753,500	0	.92	461,200	1,214,700	1,214,700	Create Final value 2019	6/4/2019
2018	101	FV	753,500	0	.92	461,200	1,214,700	1,214,700	Year End Roll	9/28/2017
2017	101	FV	657,900	0	.92	435,300	1,093,200	1,093,200	Year End Roll	9/29/2016
2016	101	FV	630,700	0	.92	422,400	1,053,100	1,053,100	Year End Roll	1/14/2016
2015	101	FV	362,000	0	.92	391,100	753,100	753,100	Year End	10/2/2014
2014	101	FV	358,600	0	.92	350,300	708,900	708,900	Year End Roll	1/23/2014
2013	101	FV	351,800	0	.92	340,100	691,900	691,900	Year End Roll	10/25/2012
2012	101	FV	351,800	0	.92	374,100	725,900	725,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SABIN,STANLEY	63932-493		7/17/2014		1125000	No	No			
HAMMOND BRUCE W	50303-475		11/1/2007	CHD>SALE	1185000	No	No			
LOCKE CAROL A,	42381-588		4/1/2004		690000	No	No			
REDDEN HUGH E/L	22350-433		8/31/1992		295000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/6/2015	6141	ROOF	8,075	C				Strip & re-roof dw
8/24/2004	3013	ADDITION	150,000	C	5/21/2005			rec rm, fam rm, ma
6/24/2004	2959	RENOVATI	18,000	C	5/21/2005			convert ft porch t
6/24/2004	2958	RENOVATI	40,000	C	5/21/2005			rem kit, move stai
5/26/2004	2934	MANUAL	1,200	C	5/21/2005			move bath wind 20"
11/3/1998	1571	KITCHEN	20,000	C	6/9/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/21/2005	MEAS+INSPECT	615	
6/9/1999	MEAS+INSPECT	602	
10/14/1998	M&L COMPLETE	602	
2/29/1996	ENTRY DENIED	606	
6/29/1994	FIELDREV CHG	600	
2/25/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

