



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	APPELL TR JANE
Owner 2:	
Owner 3:	TORY REALTY TRUST
Street 1:	56 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2214 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.798 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1997, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.84		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,200						55,200	
101	ONE FAM		3.1218		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									18,731						18,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	835,200	1,000	6.798	873,900	1,710,100		0
							GIS Ref
							GIS Ref
Total Card	835,200	1,000	6.798	873,900	1,710,100	Entered Lot Size	
Total Parcel	835,200	1,000	6.798	873,900	1,710,100	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 319.75		/Parcel: 319.75			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	851,900	1000	6.798	870,700	1,723,600	1,723,600	Create Final value 2019	6/4/2019
2018	101	FV	851,900	1000	6.798	870,700	1,723,600	1,723,600	Year End Roll	9/28/2017
2017	101	FV	800,300	1000	6.798	870,700	1,672,000	1,672,000	Year End Roll	9/29/2016
2016	101	FV	784,200	1000	6.798	818,700	1,603,900	1,603,900	Year End Roll	1/14/2016
2015	101	FV	763,900	1000	6.798	763,500	1,528,400	1,528,400	Year End	10/2/2014
2014	101	FV	668,500	1000	6.798	753,900	1,423,400	1,423,400	Year End Roll	1/23/2014
2013	101	FV	655,700	1000	6.948	734,800	1,391,500	1,391,500	Year End Roll	10/25/2012
2012	101	FV	655,700	1000	6.948	754,800	1,411,500	1,411,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STRATFORD REALT	27268-483		5/5/1997	OTHER	635000	Yes	No			site wrk inc sp (\$60,000)
	7957-120		9/19/1952			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/1998	1397	SHED	2,000	C	6/23/1998			6/23/98 100%
5/6/1997	1178	NEW HOME	350,000	C	6/23/1998			6/23/98 100%
9/20/1995	818-95	MANUAL		C	7/1/1996			FENCE

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS+INSPCTD	616	D MANZELLO
10/24/1998	MEAS+INSPCTD	602	
6/23/1998	MEAS/EXT INS	600	

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

Total AC/HA: 6.79835 Total SF/SM: 296136.13 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 873,931 Spl Credit Total: 873,900

