## TOWN OF LINCOLN

**Legal Description**

**County:** Lincoln, MA

**Town:** Lincoln

**Lot:** 56

**Street:** WINTER ST

**Street Name:** WINTER ST

**Legal Ref:** 1942

**Lot No:** 56

**Date:** 09/04/13

**GIS Ref:** 1942

**Inspection Date:**

### PROPERTY LOCATION

**Legal Description:**

- **Description:** This Parcel contains 6.798 ACRES of land mainly classified as RESIDENTIAL, with 1 Units, 4 Baths, 1 Half Bath, 0 3/4 Baths, 11 1997, Having Primarily CLAPBOARD Exterior and ASPHALT ROOF COVER, with 1 Units, 4 Baths, 1 Half Bath, 0 3/4 Baths, 11 1997, Having Primarily CLAPBOARD Exterior and ASPHALT ROOF COVER, with 1 Units, 4 Baths, 1 Half Bath, 0 3/4 Baths, 11 1997, Having Primarily CLAPBOARD Exterior and ASPHALT ROOF COVER, with 1 Units, 4 Baths, 1 Half Bath, 0 3/4 Baths, 11 1997, Having Primarily CLAPBOARD Exterior and ASPHALT ROOF COVER, with 1 Units, 4 Baths, 1 Half Bath, 0 3/4 Baths, 11 1997, Having Primarily CLAPBOARD Exterior and ASPHALT ROOF COVER, with 1 Units, 4 Baths, 1 Half Bath, 0

### PROPERTY FACTORS

<table>
<thead>
<tr>
<th>Item</th>
<th>Code</th>
<th>Descr</th>
<th>%</th>
<th>Item</th>
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<th>Descr</th>
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<tbody>
<tr>
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<td>R1</td>
<td>Residential</td>
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<td>Street</td>
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<td>4</td>
<td>Traffic</td>
<td>MEDIUM</td>
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### BUILDING PERMITS

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<th>Date</th>
<th>Number</th>
<th>Descr</th>
<th>Amount</th>
<th>C/O</th>
<th>Last Visit</th>
<th>Fed Code</th>
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<tbody>
<tr>
<td>8/20/1995</td>
<td>818-95</td>
<td>MANUAL</td>
<td>694,000</td>
<td>C</td>
<td>7/11/1996</td>
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### OTHER ASSESSMENTS

- **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    |             |                   |           |           | 0         | 1.000 R5   | 800,000    |     | 800,000 |            |          |        |   |       |   |                |          |   |          |       |      |          |      |
| 101       | ONE FAM     | 1.84     |             |                   |           |           | 0         | 1.000 R5   | 55,200     |     | 55,200 |            |          |        |   |       |   |                |          |   |          |       |      |          |      |
| 101       | ONE FAM     | 3.1218   |             |                   |           |           | 0.2       | 0.200 R5   | 18,731     |     | 18,700 | Wetland     |          |        |   |       |   |                |          |   |          |       |      |          |      |

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**Disclaimer:** This Information is believed to be correct but is subject to change and is not warranted.

**Database:** FY2020 meadorse

**Total:** 873,900
### GENERAL INFORMATION
- **Grade:** A- - V GOOD-
- **Year Bld:** 1997
- **Eff Yr Bld:**
- **Alt LUC:**
- **Jurisdiction:**
- **Const Mod:**
- **Lump Sum Adj:**

### INTERIOR INFORMATION
- **Avg Ht/FL:**
- **Prim Int Wall:** 2 - PLASTER
- **Sec Int Wall:**
- **Partition:** E - EXTENSIVE
- **Prim Floors:** 3 - HARDWOOD
- **Sec Floors:** 4 - CARPET 25%
- **Bsmnt Flr:** 12 - CONCRETE

### BATH FEATURES
- **Full Bath:**
- **A Bath:**
- **A 3QBth:**
- **A HBth:**

### OTHER FEATURES
- **Kits:**
- **A Kits:**
- **Welf Fl:**

### DEPRECIATION
- **Phys Cond:** GD - Good 8.8%
- **Functional:**
- **Economic:**
- **Special:**
- **Heating:**

### REMODELING

### RESIDENTIAL GRID

### COMPARABLE SALES

### SPEC FEATURES/YARD ITEMS

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<tr>
<th>Code</th>
<th>Description</th>
<th>A Y/S</th>
<th>Qty</th>
<th>Size/Dim</th>
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<th>Con</th>
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<th>Fact</th>
<th>NB Fa</th>
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<tr>
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### PARCEL ID

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<thead>
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<th>MEASURED</th>
<th>DIMENSIONS</th>
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<tr>
<td>Total Yard Items:</td>
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<tr>
<td>Total Special Features:</td>
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### SKETCH

![Sketch Image]