



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAPAPORT JONATHAN		
Owner 2:			
Owner 3:			
Street 1:	45 WINTER ST		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3502		Type:

PREVIOUS OWNER

Owner 1:	Dumaine Tr - Deborah L		
Owner 2:	-		
Street 1:	45 Winter St		
Twn/City:	Lincoln		
St/Prov:	MA	Cntry	
Postal:	01773-3502		

NARRATIVE DESCRIPTION

This Parcel contains 5.3 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									39,090						39,100	
101	ONE FAM		2.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									12,960						13,000	Wetland

Total AC/HA:	5.29955	Total SF/SM:	230848.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	716,050	Spl Credit	Total:	716,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	518,600		5.300	716,100	1,234,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			311.01		/Parcel: 311.01		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	510,500	0	5.3	698,500	1,209,000	1,209,000	Create Final value 2019	6/4/2019
2018	101	FV	510,500	0	5.3	698,500	1,209,000	1,209,000	Year End Roll	9/28/2017
2017	101	FV	502,600	0	5.3	692,100	1,194,700	1,194,700	Year End Roll	9/29/2016
2016	101	FV	498,600	0	5.3	673,700	1,172,300	1,172,300	Year End Roll	1/14/2016
2015	101	FV	486,700	0	5.3	627,300	1,114,000	1,114,000	Year End	10/2/2014
2014	101	FV	455,000	0	5.3	588,100	1,043,100	1,043,100	Year End Roll	1/23/2014
2013	101	FV	453,100	0	5.3	572,100	1,025,200	1,025,200	Year End Roll	10/25/2012
2012	101	FV	471,400	0	5.3	592,100	1,063,500	1,063,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Dumaine Tr,Debo	59347-187		6/21/2012		1292500	No	No			
HOCHMAN MARK N,	45490-198		6/29/2005	CONVENIENC	99	No	No			
CROWTHER WILLIA	45490-170		6/29/2005	CHD>SALE	1120000	No	No			
CROWTHER, WILLI	26452-443		6/28/1996	CONVENIENC	1	No	No			
BETTY B. ROSE	21101-234		4/16/1991		458600	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/2/2012	5118	MANUAL	1,750	C				sheet metal work t
6/19/2012	5076	RENOVATI	300,000	C	1/4/2013			reno 4 bth (1 half
4/6/2010	4413	ROOF		C				strip & re-roof we
12/19/2005	3328	RENO-ADD	198,000	C				reno inter & add s
6/7/1994	484-94	WDK-EFP	17,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2013	MEAS/EXT INS	25	D ERSKINE
10/24/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
11/12/2005	MEAS/EXT INS	615	
10/20/1998	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	87 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	21:08:54

LAST REV

Date	Time
03/13/15	09:05:47

blakeley	2187
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