



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	ANGELINI PAULA F
Owner 2:	
Owner 3:	
Street 1:	14 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

Owner 1:	GELINAS JOHN D TR -
Owner 2:	OLD WINTER REALTY TRUST -
Street 1:	14 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3406

NARRATIVE DESCRIPTION

This Parcel contains 6.99 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1985, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		2.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									70,290						70,300	
101	ONE FAM		2.81		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									16,860						16,900	Wetland

Total AC/HA:	6.98955	Total SF/SM:	304464.81	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	751,150	Spl Credit	Total:	751,200
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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	1,720,000	24,400	6.990	751,200	2,495,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	273.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,005,400	24400	6.99	733,600	2,763,400	2,763,400	Create Final value 2019	6/4/2019
2018	101	FV	2,005,400	24400	6.99	733,600	2,763,400	2,763,400	Year End Roll	9/28/2017
2017	101	FV	1,794,700	24400	6.99	727,200	2,546,300	2,546,300	Year End Roll	9/29/2016
2016	101	FV	1,734,800	24400	6.99	708,800	2,468,000	2,468,000	Year End Roll	1/14/2016
2015	101	FV	1,684,700	24400	6.99	662,400	2,371,500	2,371,500	Year End	10/2/2014
2014	101	FV	1,551,300	24400	6.99	623,200	2,198,900	2,198,900	Year End Roll	1/23/2014
2013	101	FV	1,517,900	24400	6.99	607,200	2,149,500	2,149,500	Year End Roll	10/25/2012
2012	101	FV	1,517,900	24400	6.99	627,200	2,169,500	2,169,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GELINAS JOHN D	53594-352		9/28/2009	FAMILY	99	No	No			
KURZON JESSIE,	38664-403		4/3/2003		2360000	No	No			
GRAY, LESLIE M.	25301-335		4/25/1995	CONVENIENC	0	No	No			
PETER HELBURN	15591-566		5/25/1984		310000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/27/2004	2849	MANUAL	40,000	C				Rep burned floor &
5/2/2003	2686	MANUAL	130,000	C	6/21/2003			rep roof over indo

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
10/14/1998	ENTRY DENIED	602	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

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