



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMAS JR GEORGE W
Owner 2:	THOMAS JANE C
Owner 3:	
Street 1:	12 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .89 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		38768		SQUARE FE	PRIME SITE		0	7.	1.744	R3									473,413						473,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	150,500	19,200	0.890	473,400	643,100
Total Card		150,500	19,200	0.890	473,400
Total Parcel		150,500	19,200	0.890	473,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 449.72		/Parcel: 449.72	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	146,200	19200	.89	458,500	623,900	623,900	Create Final value 2019	6/4/2019
2018	101	FV	146,200	19200	.89	458,500	623,900	623,900	Year End Roll	9/28/2017
2017	101	FV	143,300	19200	.89	432,800	595,300	595,300	Year End Roll	9/29/2016
2016	101	FV	143,300	19200	.89	420,000	582,500	582,500	Year End Roll	1/14/2016
2015	101	FV	137,500	19200	.89	388,900	545,600	545,600	Year End	10/2/2014
2014	101	FV	137,500	19200	.89	348,300	505,000	505,000	Year End Roll	1/23/2014
2013	101	FV	134,600	19200	.89	338,200	492,000	492,000	Year End Roll	10/25/2012
2012	101	FV	134,600	19200	1.34	360,200	514,000	514,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENIS DOUGHERTY	11159-313		7/19/1966		20000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/2/2005	3131	ROOF	12,038	C	3/14/2005			
12/9/1997	1317	GARAGE	20,000	C	6/9/1998			06/9/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/14/1998	MEAS+INSPCTD	602	
6/9/1998	MEAS/EXT INS	602	
3/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

