



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SACHS SAVANNAH LEAH
Owner 2:	SACHS CLAYTON ERICH
Owner 3:	
Street 1:	18 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 2.6 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1875, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.703		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									21,090						21,100	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	690,300	1,100	2.600	581,500	1,272,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.48						/Parcel: 276.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	721,900	1100	2.6	563,900	1,286,900	1,286,900	Create Final value 2019	6/4/2019
2018	101	FV	721,900	1100	2.6	563,900	1,286,900	1,286,900	Year End Roll	9/28/2017
2017	101	FV	661,300	1100	2.6	533,500	1,195,900	1,195,900	Year End Roll	9/29/2016
2016	101	FV	642,300	1100	2.6	518,300	1,161,700	1,161,700	Year End Roll	1/14/2016
2015	101	FV	619,800	1100	2.6	481,500	1,102,400	1,102,400	Year End	10/2/2014
2014	101	FV	614,100	1100	2.6	433,500	1,048,700	1,048,700	Year End Roll	1/23/2014
2013	101	FV	602,800	1100	2.6	421,500	1,025,400	1,025,400	Year End Roll	10/25/2012
2012	101	FV	531,900	1100	2.6	561,500	1,094,500	1,094,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SACHS, SAVANNAH	62409-339		8/7/2013	FAMILY		1	No	No		GRANT OF LIFE ESTATE
SACHS, SAVANNAH	62409-337		8/7/2013	FAMILY		1	No	No		
Sachs Tr, Reynol	60849-524		12/28/2012	FAMILY		1	No	No		
SACHS, REYNOLD	26217-517		4/11/1996	CONVENIENC		0	No	No		PUT IN TRUST
MARY AHERN/P SE	19315-566		9/2/1988		790000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2016	6361	MANUAL	1,500	C				Install a wood bur
7/30/1996	1013-96	RENOVATI	27,000	C	5/25/1997			
5/31/1996	966-96	MANUAL	19,000	C	5/25/1997			KIT/FMRM
4/19/1996	929-96	RENOVATI	12,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	ENTRY DENIED	602	
10/14/1998	MEAS/EXT INS	602	
5/25/1997	MEAS/EXT INS	602	
5/25/1997	MEAS/EXT INS	602	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

