



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EATON ANNE
Owner 2:	
Owner 3:	
Street 1:	25 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON - STEPHEN P
Owner 2:	JOHNSON - PAULA D
Street 1:	140 MCNEIL COVE RD
Twn/City:	CHARLOTTE
St/Prov:	VT Cntry
Postal:	05445

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1931, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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:						
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		41817		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,816						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	183,600		0.960	479,800	663,400	1578	0			
							GIS Ref			
							GIS Ref			
Total Card					183,600	0.960	479,800	663,400	Entered Lot Size	
Total Parcel					183,600	0.960	479,800	663,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		460.06	/Parcel:	460.06	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	178,800	0	.96	464,700	643,500	643,500	Create Final value 2019	6/4/2019
2018	101	FV	178,800	0	.96	464,700	643,500	643,500	Year End Roll	9/28/2017
2017	101	FV	175,600	0	.96	438,700	614,300	614,300	Year End Roll	9/29/2016
2016	101	FV	175,600	0	.96	425,700	601,300	601,300	Year End Roll	1/14/2016
2015	101	FV	169,200	0	.96	394,100	563,300	563,300	Year End	10/2/2014
2014	101	FV	167,600	0	.96	353,000	520,600	520,600	Year End Roll	1/23/2014
2013	101	FV	164,400	0	.96	342,700	507,100	507,100	Year End Roll	10/25/2012
2012	101	FV	164,400	0	.96	377,000	541,400	541,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON,STEPHEN	58598-136		3/1/2012	PVT SALE	590000	No	No			
DEPIETRO,KATHER	54655-281		5/7/2010		635350	No	No			
DEPIETRO KATHER	53251-320		7/22/2009	FAMILY	100	No	No			
COTONI KEITH E,	32242-391		1/9/2001	CONVENIENC	1	No	No			
DOUGHERTY, ALLE	26450-33		6/28/1996	FAMILY	255800	No	No			
MARY G. DOUGHER	10549-372		6/19/1964	FAMILY	12000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2005	3196	RENO-ADD	88,500	C	6/13/2006			rep deck w/new sha
7/9/2001	2294	ROOF		C				
1/21/1999	1612	RENOVATI	20,000	C	6/5/1999			kitchen
12/10/1996	1104-96	WDK	1,200	C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
6/5/1999	MEAS/EXT INS	602	
10/24/1998	MEAS+INSPCTD	602	
5/29/1997	MEAS/EXT INS	602	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

