



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILVESTRO LOUIS
Owner 2:	ANDERSON HEATHER CARR
Owner 3:	
Street 1:	78 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAMILTON - DANA K
Owner 2:	-
Street 1:	5448 CACTUS HILL DRIVE
Twn/City:	EL PASO
St/Prov:	TX Cntry
Postal:	79912

NARRATIVE DESCRIPTION

This Parcel contains 5.787 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 13 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 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		3.95		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									118,500						118,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,892,900	38,500	5.787	782,500	2,713,900		0
							GIS Ref
							GIS Ref
Total Card	1,892,900	38,500	5.787	782,500	2,713,900	Entered Lot Size	
Total Parcel	1,892,900	38,500	5.787	782,500	2,713,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 458.57		/Parcel: 458.57			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	2,034,300	37300	3.95	709,800	2,781,400	2,781,400	Create Final value 2019	6/4/2019
2018	101	FV	2,034,300	37300	3.95	709,800	2,781,400	2,781,400	Year End Roll	9/28/2017
2017	101	FV	1,945,000	37300	3.95	703,400	2,685,700	2,685,700	Year End Roll	9/29/2016
2016	101	FV	1,911,400	37300	3.95	685,000	2,633,700	2,633,700	Year End Roll	1/14/2016
2015	101	FV	1,804,800	37300	3.95	638,600	2,480,700	2,480,700	Year End	10/2/2014
2014	101	FV	1,728,600	37300	3.95	599,400	2,365,300	2,365,300	Year End Roll	1/23/2014
2013	101	FV	1,683,000	37300	3.95	583,400	2,303,700	2,303,700	Year End Roll	10/25/2012
2012	101	FV	1,736,100	37300	3.95	603,400	2,376,800	2,376,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMILTON,DANA K	65373-120		5/15/2015	MULTI-PARCEL	3190000	No	No			
MOORE JAMES F,	57168-253		7/20/2011	MULTI-PARCEL	2950000	No	No			
MOORE JAMES F,	53359-480		8/10/2009	DIVORCE/ESTA		1	No	No		
JAMES HAMILTON	28515-293		4/30/1998		1734000	No	No			
	9664-28		8/19/1960		46500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/19/2015	6289	MANUAL	39,515	C				Fireplace restorat
5/25/2001	2236	RENO-ADD	800,000	C	5/10/2003			rem interior, add
11/3/2000	2122	DEMOLITI	40,000	C	6/26/2001			rear section only
1/31/1994	419	RENOVATI	45,000	C	12/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
4/13/2002	MEAS+INSPCTD	613	
6/26/2001	MEAS+INSPCTD	613	
10/24/1998	MEAS/EXT INS	602	
12/11/1995	MEAS+INSPCTD	607	
8/30/1995	PERMIT VISIT	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

