



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HAMMOND III JOHN S
Owner 2:	HAMMOND NANCY C
Owner 3:	
Street 1:	46 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		69696		SQUARE FE	PRIME SITE		0	8.3	1.103	R4									638,343						638,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	411,500	17,800	1.600	638,300	1,067,600
Total Card		411,500	17,800	1.600	638,300
Total Parcel		411,500	17,800	1.600	638,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 415.73		/Parcel: 415.73	

Legal Description	User Acct
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	402,200	17800	1.6	621,400	1,041,400	1,041,400	Create Final value 2019	6/4/2019
2018	101	FV	402,200	17800	1.6	621,400	1,041,400	1,041,400	Year End Roll	9/28/2017
2017	101	FV	374,300	17800	1.6	615,300	1,007,400	1,007,400	Year End Roll	9/29/2016
2016	101	FV	363,300	17800	1.6	597,600	978,700	978,700	Year End Roll	1/14/2016
2015	101	FV	360,000	17800	1.6	553,000	930,800	930,800	Year End	10/2/2014
2014	101	FV	336,800	17800	1.6	515,300	869,900	869,900	Year End Roll	1/23/2014
2013	101	FV	330,200	17800	1.55	495,700	843,700	843,700	Year End Roll	10/25/2012
2012	101	FV	336,800	17800	1.55	460,400	815,000	815,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITZROY KENNEDY	11589-410		10/19/1968	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2016	6610	MANUAL	9,291	C				Replace 2 patio do
11/18/1994	613-94	RENOVATI	40,000	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	MEAS+INSPCTD	602	
12/8/1995	MEAS/EXT INS	606	
12/6/1995	ENTRY DENIED	607	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.60000	Total SF/SM: 69696.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 638,343	Spl Credit	Total: 638,300
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