



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	88 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRUNELLI TR MICHAEL P
Owner 2:	STEPHEN TR JACQUELINE A
Owner 3:	M BRUNELLI TRST/J STEPHEN TRST
Street 1:	28 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRUNELLI - MICHAEL P
Owner 2:	STEPHEN - JACQUELINE A
Street 1:	28 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 9.51 ACRES of land mainly classified as 017 with a(n) CAPE Building Built about 2011, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,790						41,800	
101	ONE FAM		1.28		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,680						7,700 Wetland	
714	ORCHARD		4		ACRES	AGRICULTURA		0	30,000.	1.000	R5									120,000			958			3,832	
720	RELATED		1		ACRES	AGRICULTURA		0	30,000.	1.000	R5									30,000			48			48 Raising of Chicken	

Total AC/HA:	9.50955	Total SF/SM:	414236.00	Parcel LUC:	017 017	Prime NB Desc	RES CAT 5	Total:	999,470	Spl Credit	146,120	Total:	853,380
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,060,200	36,400	4.510	849,500	1,946,100		0
714			4.000	3,832	3,832		GIS Ref
720			1.000	48	48		GIS Ref
Total Card	1,060,200	36,400	9.510	853,380	1,949,980	Entered Lot Size	
Total Parcel	1,060,200	36,400	9.510	853,380	1,949,980	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	423.40	/Parcel:	423.40	Land Unit Type:	Insp Date
							06/24/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	017	FV	1,056,000	36400	9.51	996,300	2,088,700	1,942,580	Create Final value 2019	6/4/2019
2018	017	FV	1,056,000	36400	9.51	996,300	2,088,700	1,942,420	Year End Roll	9/28/2017
2017	017	FV	945,000	36400	9.51	996,300	1,977,700	1,831,796	Year End Roll	9/29/2016
2016	017	FV	921,900	36400	9.51	944,300	1,902,600	1,755,884	Year End Roll	1/14/2016
2015	017	FV	888,400	12000	9.51	889,100	1,789,500	1,642,784	Year End	10/2/2014
2014	017	FV	880,100	12000	9.51	879,500	1,771,600	1,624,884	Year End Roll	1/23/2014
2013	101	FV	748,000	12000	9.51	859,500	1,619,500	1,619,500	Year End Roll	10/25/2012
2012	101	FV	78,800	12000	9.51	879,500	970,300	970,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRUNELLI,MICHAEL	72146-397		1/22/2019	CONVENIENC		1	No	No		
JEWETT JULIE DA	56088-376		12/17/2010	CHD>SALE	957500	No	No			Permits being issued for tear down.
JEWETT JULIE DA	36178-50		8/20/2002	CONVENIENC		1	No	No		
SAVILLE R. DAVI	12336-342		11/28/1972	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/21/2014	5677	BARN	60,000	C	8/25/2014			Construct a 20' x
8/9/2012	5132	ROOF	5,040	C				install solar pane
4/2/2012	5007	RENOVATI	300	C				install sheet meta
2/7/2012	4974	MANUAL	9,800	C				Install 2 a/c syst
10/20/2011	4905	NEW HOME	800,000	C	6/24/2013			single family hous
8/8/2011	4813	NEW HOME	800,000	C	6/24/2013			demo & foundation
5/10/2007	3670	MANUAL		C				tent 5/3-5/7
2/13/2006	3355	W/S FLUE		C				
8/1/2001	2310	SHED		C	6/22/2002			2 sheds

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	
11/17/1998	MEAS+INSPCTD	600	
10/20/1998	MEAS/EXT INS	602	
12/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

