



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ATKIND ROBERT G
Owner 2:	
Owner 3:	
Street 1:	64 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	SALMON - MARJORIE B TR
Owner 2:	SALMON - WALTER J
Street 1:	64 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1962, Having Primarily WOOD Exterior and TAR+GRAVEL 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.0209		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									627						600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	572,400	3,000	1.857	664,600	1,240,000	3931	0				
							GIS Ref				
							GIS Ref				
Total Card					572,400	3,000	1.857	664,600	1,240,000	Entered Lot Size	
Total Parcel					572,400	3,000	1.857	664,600	1,240,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			332.26	/Parcel:	332.26	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	543,000	3000	1.857	647,000	1,193,000	1,193,000	Create Final value 2019	6/4/2019
2018	101	FV	543,000	3000	1.857	647,000	1,193,000	1,193,000	Year End Roll	9/28/2017
2017	101	FV	534,100	3000	1.857	640,600	1,177,700	1,177,700	Year End Roll	9/29/2016
2016	101	FV	519,300	3000	1.857	622,200	1,144,500	1,144,500	Year End Roll	1/14/2016
2015	101	FV	506,300	3000	1.857	575,800	1,085,100	1,085,100	Year End	10/2/2014
2014	101	FV	481,400	3000	1.857	536,600	1,021,000	1,021,000	Year End Roll	1/23/2014
2013	101	FV	472,300	3000	1.857	520,600	995,900	995,900	Year End Roll	10/25/2012
2012	101	FV	465,400	3800	1.857	540,600	1,009,800	1,009,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SALMON,MARJORIE	54239-97		2/1/2010		1200000	No	No			
SALMON MARJORIE	52778-502		5/15/2009	FAMILY		1	No	No		
SALMON WALTER J	34065-449		11/15/2001	CONVENIENC		1	No	No		
SALMON MARJORIE	34065-448		11/15/2001	CONVENIENC		1	No	No		
WALTER J. SALMO	20587-225		6/8/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/2017	6835	RENOVATI	237,000	O	4/2/2018			Convert 5 bedrooms
6/12/2013	5446	MANUAL	2,600	C				sheet metal work t
5/15/2013	5414	RENOVATI	145,000	C	10/25/2013			remodel kit, den &
2/21/2012	4984	MANUAL		C	6/26/2012			construct garden r
12/1/2011	4942	WDK	50,000	C	6/26/2012			reconstruct existi
7/5/2011	4783	RENOVATI	69,000	C	6/26/2012			construct chimney
1/7/1993	191	ADDITION	82,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
6/26/2012	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/28/1998	MEAS+INSPCTD	602	
5/24/1996	MEAS+INSPCTD	606	
12/8/1995	ENTRY DENIED	606	
2/7/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

