



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 |        | WINTER ST, LINCOLN    |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | EPSTEIN ARNOLD M    |
| Owner 2:  | O'MALLEY PATRICIA J |
| Owner 3:  |                     |
| Street 1: | 47 WINTER ST        |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-3502 Type:    |

**PREVIOUS OWNER**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | EPSTEIN - ARNOLD M    |
| Owner 2:  | O'MALLEY - PATRICIA J |
| Street 1: | 47 WINTER ST          |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry              |
| Postal:   | 01773-3502            |

**NARRATIVE DESCRIPTION**

This Parcel contains 5.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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     |          | 1.093       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |            |           |        |   |        |   |        |   | 32,790          |           |   |           |        |      | 32,800    |         |
| 101      | ONE FAM     |          | 2.46        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R4    |            |           |        |   |        |   |        |   | 14,760          |           |   |           |        |      | 14,800    | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 1,330,200      |            | 5.390     | 711,600    | 2,041,800   |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 394.97 |                |            |           |            |             | /Parcel: 394.97   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 1,393,400  | 0         | 5.39      | 694,000    | 2,087,400   | 2,087,400     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 1,393,400  | 0         | 5.39      | 694,000    | 2,087,400   | 2,087,400     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 1,305,700  | 0         | 5.39      | 687,600    | 1,993,300   | 1,993,300     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 1,284,500  | 0         | 5.39      | 669,200    | 1,953,700   | 1,953,700     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 1,250,100  | 0         | 5.39      | 622,800    | 1,872,900   | 1,872,900     | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 1,149,500  | 0         | 5.39      | 583,600    | 1,733,100   | 1,733,100     | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 1,126,800  | 0         | 5.39      | 567,600    | 1,694,400   | 1,694,400     | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 1,126,800  | 0         | 5.39      | 587,600    | 1,714,400   | 1,714,400     | Year End                | 1/26/2012  |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| EPSTEIN,ARNOLD | 65831-169 |      | 7/31/2015 | CONVENIENC |            | 1  | No  | No    |                 |       |
| MORTON PETER W | 16304-453 |      | 7/22/1985 |            | 395000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date     | Number | Descip   | Amount  | C/O | Last Visit | Fed Code | F. Descip | Comment      |
|----------|--------|----------|---------|-----|------------|----------|-----------|--------------|
| 4/8/1999 | 1674   | NEW HOME | 600,000 | C   | 6/27/2000  |          |           | 6/27/00 100% |
| 3/2/1999 | 1649   | DEMOLITI |         | C   | 6/27/2000  |          |           | 6/27/00 100% |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name       |
|------------|--------------|-----|------------|
| 9/4/2013   | MEAS/EXT INS | 25  | D ERSKINE  |
| 6/23/2007  | MEAS/EXT INS | 616 | D MANZELLO |
| 6/27/2000  | MEAS/EXT INS | 609 |            |
| 8/5/1999   | MEAS/EXT INS | 600 |            |
| 10/28/1998 | MEAS+INSPCTD | 602 |            |
| 12/6/1995  | MEAS+INSPCTD | 607 |            |
| 1/11/1989  | INSPECTED    | 601 |            |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |           |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 5.38955 | Total SF/SM: | 234768.81 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 711,550 | Spl Credit |  | Total: | 711,600 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

