



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIGGIN RICHARD C
Owner 2:	WIGGIN AGNES CONNORS
Owner 3:	
Street 1:	59 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3502 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1918, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru	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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	412,800	800	1.837	664,000	1,077,600
Total Card		412,800	800	1.837	1,077,600
Total Parcel		485,700	800	1.837	1,150,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		261.97	/Parcel: 254.79

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	483,400	800	1.837	646,400	1,130,600	1,130,600	Create Final value 2019	6/4/2019
2018	101	FV	483,400	800	1.837	646,400	1,130,600	1,130,600	Year End Roll	9/28/2017
2017	101	FV	461,700	800	1.837	640,000	1,102,500	1,102,500	Year End Roll	9/29/2016
2016	101	FV	447,700	800	1.837	621,600	1,070,100	1,070,100	Year End Roll	1/14/2016
2015	101	FV	430,900	800	1.837	575,200	1,006,900	1,006,900	Year End	10/2/2014
2014	101	FV	383,100	800	1.837	536,000	919,900	919,900	Year End Roll	1/23/2014
2013	101	FV	376,300	800	1.837	520,000	897,100	897,100	Year End Roll	10/25/2012
2012	101	FV	376,300	800	1.84	527,200	904,300	904,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRIEDIS JOHN	14457-393		11/2/1981		215000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2007	3454	FENCE		C				replace old existi
10/15/1997	1288	ADDITION	45,000	C	6/13/1998			ADD FMRM 6/13/98 1

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
1/21/1999	MEAS+INSPCTD	600	
6/13/1998	MEAS+INSPCTD	602	
12/7/1995	ENTRY DENIED	606	
2/22/1995	MEAS/EXT INS	601	
11/30/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	664,000	SpI Credit:		Total:	664,000
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