

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WINCHELSEA LN, LINCOLN

OWNERSHIP

Owner 1:	PEDINI TR PAUL
Owner 2:	PAUL PEDINI REVOCABLE TRUST
Owner 3:	
Street 1:	2 WINCHELSEA LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEDINI - PAUL
Owner 2:	-
Street 1:	2 WINCHELSEA LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.363 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2019, having primarily WOOD Exterior and 3014 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		53960		SQUARE FE	PRIME SITE		0	11.98	1.34	R4									864,815						864,800	
130	LAND		0.1242		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									4,347						4,300	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	0.124			4,300	4,300
101	1.239	1,137,300		864,800	2,002,100
Total Card		1.363	1,137,300	869,100	2,006,400
Total Parcel		1.363	1,137,300	869,100	2,006,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 665.69		/Parcel: 665.69	

Legal Description	User Acct
incl 1/6 of right of way, (173-54-0)	
	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
2025	101	FV	1,047,300	0	1.363	843,800	1,891,100		Year End Roll	12/2/2024
2024	101	FV	1,006,100	0	1.363	826,600	1,832,700		Year end	11/9/2023
2023	101	FV	871,100	0	1.363	671,400	1,542,500	1,542,500	Year end	11/3/2022
2022	101	FV	754,700	0	1.363	621,600	1,376,300	1,376,300	Year End Roll	10/19/2021
2021	101	FV	718,300	0	1.363	581,200	1,299,500	1,299,500	Year End Roll	10/15/2020
2020	101	FV	675,500	0	1.363	602,900	1,278,400	1,278,400	Year End Roll	9/26/2019
2019	130	FV		0	1.363	587,000	587,000	587,000	Create Final va	6/4/2019
2018	130	FV		0	1.363	587,000	587,000	587,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDINI,PAUL	83487-385		11/19/2024	CONVENIENC	10	No	No		
BIDDLE,CHRISTOP	71583-25		9/6/2018	CHANGE IN US	580,000	No	No		
PINE LOCH REALT	25048-171		12/9/1994	FAMILY	192,500	Yes	No		LOT IN CLUSTER SUBDV
WINCHELL GORDON	19571-442		12/30/1988	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2019	SH-19-0001	SHEET MT	8,400	C				Sheet metal for ne
10/2/2018	7211	NEW HOME	575,000	C	11/13/2019			Construct a single

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	CnfmdbldgDpt	624	W Coelho
8/8/2019	INSPECTED	623	M Larson

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	101 7 3
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:	
CivilDistrict:	
Ratio:	

