

173

50

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,917,900 / 1,917,900
USE VALUE: 1,917,900 / 1,917,900
ASSESSed: 1,917,900 / 1,917,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 4, WINCHELSEA LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Town/City, St/Prov, Postal, Own Occ, Type. Owners: DITORO TR MICHAEL, DITORO TR JOYCE, DITORO REALTY TRUST

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Town/City, St/Prov, Postal. Owners: DITORO - MICHAEL, DITORO - JOYCE

NARRATIVE DESCRIPTION

This parcel contains 1.406 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1991, having primarily WOOD SHING Exterior and 2948 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes Census, Flood Haz, D, s, t, Street, Gas, Exmpt, Topo, PAVED, MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Total Card: 1.406, 965,600, 952,300, 1,917,900

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows for years 2018-2025

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Sales for DITORO, MICHAEL; BRESLIN, FRANK J; PINE LOCH REALT

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment (Empty table)

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Activities from 1/15/1993 to 5/8/2025

Sign: VERIFICATION OF VISIT NOT DATA

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type. Legal Description: incl 1/6 of right of way, (173-54-0)

Parcel ID 173 50 0

PRINT Date Time 09/26/25 14:08:08
LAST REV Date Time 06/17/25 12:24:02
blakeley 83



Table with columns: USER DEFINED, Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio

