



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	DAMICO TR EDWINA P
Owner 2:	EDWINA P DAMICO TRUST
Owner 3:	
Street 1:	33 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-1705 Type:

PREVIOUS OWNER

Owner 1:	DAMICO JR - RALPH P
Owner 2:	DAMICO - EDWINA P
Street 1:	33 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1705

NARRATIVE DESCRIPTION

This parcel contains 3.5 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1958, having primarily WOOD SHING Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.913		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									31,955						32,000	
101	ONE FAM		0.75		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									5,250						5,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.500	203,700	14,400	835,700	1,053,800
Total Card 3.500 203,700 14,400 835,700 1,053,800					
Total Parcel 3.500 203,700 14,400 835,700 1,053,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		737.80	/Parcel: 737.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	192,600	13500	3.5	812,500	1,018,600		Year End Roll	12/2/2024
2024	101	FV	183,500	13500	3.5	791,900	988,900		Year end	11/9/2023
2023	101	FV	167,900	13500	3.5	731,900	913,300	913,300	Year end	11/3/2022
2022	101	FV	145,100	13500	3.5	664,700	823,300	823,300	Year End Roll	10/19/2021
2021	101	FV	132,800	13500	3.5	591,900	738,200	738,200	Year End Roll	10/15/2020
2020	101	FV	131,600	13500	3.5	591,900	737,000	737,000	Year End Roll	9/26/2019
2019	101	FV	119,200	13500	3.5	574,300	707,000	707,000	Create Final va	6/4/2019
2018	101	FV	119,200	13500	3.5	574,300	707,000	707,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAMICO JR,RALPH	84053-535		5/6/2025	CONVENIENC	99	No	No		
RALPH P. D'AMIC	22733-319		12/16/1992	FAMILY	160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	R-20-0126	WINDOWS	11,000	C				Replace 12 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
10/7/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

