

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 16 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | VON MERTENS PETER B |
| Owner 2: | ANGIOLILLO DEA |
| Owner 3: | |
| Street 1: | 16 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3210 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | VON MERTENS - PETER B |
| Owner 2: | ANGIOLILLO - DEA |
| Street 1: | 16 TOWER RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3210 |

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1955, having primarily CLAPBOARD Exterior and 4527 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 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 | | 47916 | | SQUARE FE | PRIME SITE | | 0 | 11.98 | 1.47 | R4 | | | | | | | | | 843,089 | | | | | | 843,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 1.100 | 438,000 | | 843,100 | 1,281,100 |
| Total Card | | 1.100 | 438,000 | 843,100 | 1,281,100 |
| Total Parcel | | 1.100 | 438,000 | 843,100 | 1,281,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 282.98 | | /Parcel: 282.98 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 413,800 | 0 | 1.1 | 818,500 | 1,232,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 407,900 | 0 | 1.1 | 802,300 | 1,210,200 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 405,000 | 0 | 1.1 | 651,000 | 1,056,000 | 1,056,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 375,400 | 0 | 1.1 | 602,400 | 977,800 | 977,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 368,400 | 0 | 1.1 | 563,000 | 931,400 | 931,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 365,200 | 0 | 1.1 | 584,100 | 949,300 | 949,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 343,100 | 0 | 1.1 | 568,600 | 911,700 | 911,700 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 343,100 | 0 | 1.1 | 568,600 | 911,700 | 911,700 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|------------|------------|---|-----|-------|-------|
| VON MERTENS,PET | 56151-214 | | 12/27/2010 | FAMILY | | 1 | No | No | |
| VON MERTENS PET | 55223-304 | | 8/24/2010 | FAMILY | | 1 | No | No | |
| VON MERTENS PET | 42015-92 | | 2/10/2004 | CONVENIENC | | 1 | No | No | |
| PETER B. VON ME | 14300-402 | | 5/27/1981 | FAMILY | | | No | No | |

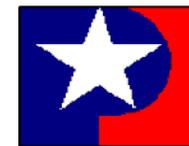
BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 3/20/2025 | 16 | APARTMEN | | | | | | |
| 10/17/2022 | R-22-0249 | SOLAR PA | 44,200 | C | 1/9/2023 | | | Install 26 roof-mo |
| 10/1/2009 | 4286 | ROOF | | C | | | | strip and re-roof |
| 6/19/2006 | 3462 | RENOVATI | 10,000 | C | 6/21/2007 | | | create afford apt |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 8/14/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/21/2007 | MEAS+INSPCTD | 100 | |
| 7/15/2006 | MEAS/EXT INS | 615 | |
| 5/10/1996 | MEAS+INSPCTD | 606 | |
| 3/19/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 74 25 0 |
| 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: | |

!2028!

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 17:39:22 |

LAST REV

| Date | Time |
|----------|----------|
| 05/08/25 | 12:42:44 |

apro
2028

