



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		TOWER RD, LINCOLN

OWNERSHIP

Owner 1:	BRUENNER DAVID K
Owner 2:	BRUENNER KATE K
Owner 3:	
Street 1:	PO BOX 442
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	LEANING - JENNIFER
Owner 2:	BARRON - RUTH A
Street 1:	113 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	
101	ONE FAM		0.53		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,180						3,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	413,000	500	2.400	650,600	1,064,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 329.59						/Parcel: 329.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	413,000	500	2.4	650,600	1,064,100	1,064,100	Year End Roll	9/28/2017
2017	101	FV	402,000	500	2.4	644,200	1,046,700	1,046,700	Year End Roll	9/29/2016
2016	101	FV	386,900	500	2.4	625,800	1,013,200	1,013,200	Year End Roll	1/14/2016
2015	101	FV	383,300	500	2.4	579,400	963,200	963,200	Year End	10/2/2014
2014	101	FV	358,100	500	2.4	540,200	898,800	898,800	Year End Roll	1/23/2014
2013	101	FV	350,900	500	2.5	524,800	876,200	876,200	Year End Roll	10/25/2012
2012	101	FV	317,600	0	2.5	544,800	862,400	862,400	Year End	1/26/2012
2011	101	FV	327,700	0	2.5	563,200	890,900	890,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEANING, JENNIFE	70477-529		1/5/2018		1041000	No	No			
DELORI FRANCOIS	15379-3		12/28/1983		243000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/19/2018	7007	MANUAL	7,000	C				Move laundry to 2n
2/6/2018	6970	RENOVATI	8,650	O				Create bedroom wit
7/19/2016	6505	RENOVATI	30,000	O				Remodel bathroom;
9/6/2013	5542	WINDOWS	50,000	C				reside structure,
11/17/2005	3321	RENOVATI	36,200	C				cover over front d
5/18/1993	235	SHED	5,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
6/15/2006	MEAS/EXT INS	50	J NOONE
6/15/2006	MEAS+INSPCTD	50	J NOONE
5/18/1996	MEAS+INSPCTD	606	J SMITH
3/20/1996	MEAS/EXT INS	606	J SMITH
12/20/1993	PERMIT VISIT	600	PA
12/1/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

