



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOHR JOHN J
Owner 2:	
Owner 3:	
Street 1:	100 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4303 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.56 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1971, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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		0.723		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									21,690						21,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	643,100	4,800	2.560	668,100	1,316,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 251.67						/Parcel: 251.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	643,100	4800	2.56	668,100	1,316,000	1,316,000	Year End Roll	9/28/2017
2017	101	FV	631,600	4800	2.56	661,700	1,298,100	1,298,100	Year End Roll	9/29/2016
2016	101	FV	613,500	4800	2.56	643,300	1,261,600	1,261,600	Year End Roll	1/14/2016
2015	101	FV	596,600	4800	2.56	596,900	1,198,300	1,198,300	Year End	10/2/2014
2014	101	FV	552,500	4800	2.56	557,700	1,115,000	1,115,000	Year End Roll	1/23/2014
2013	101	FV	541,200	4800	2.56	541,700	1,087,700	1,087,700	Year End Roll	10/25/2012
2012	101	FV	541,200	4800	2.56	561,700	1,107,700	1,107,700	Year End	1/26/2012
2011	101	FV	570,900	4800	2.56	580,100	1,155,800	1,155,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRINGTON WINT	11777-134		12/19/1969		24000	No	No			Removed Jean from bill on 11/20/12

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/17/2009	4330	ROOF		C				strip & re-roof po
1/31/2000	1873	MANUAL	13,000	C	5/23/2000			dark room 5/23/00

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
5/23/2000	MEAS+INSPCTD	611	P MULHERN
3/20/1996	MEAS+INSPCTD	606	J SMITH
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	105 12 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:	

