170	10	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 935,900
Map	Lot	Sublot	Building	Unit	CARD	!171!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BJORK TR ALBION P				
Owner 2:	BJORK TR ELIZABETH D				
Owner 3:	TRUST AGREE OF ALBION P BJORK				
Street 1:	PO BOX 6194				
Street 2:	104 TOWER RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	BJORK ELIZABETH D -				
Owner 2:	-				
Street 1:	104 TOWER RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-4403				

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	288,200		1.880	647,700	935,900
Total Card	288,200		1.880	647,700	935,900
Total Parcel	288,200		1.880	647,700	935,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.91 | /Parcel: 372.91

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/06/11

PREVIOUS ASSESSMENT

Parcel ID: 170 10 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	288,200	0	1.88	647,700	935,900	935,900	Year End Roll	9/28/2017
2017	101	FV	283,100	0	1.88	641,300	924,400	924,400	Year End Roll	9/29/2016
2016	101	FV	280,600	0	1.88	622,900	903,500	903,500	Year End Roll	1/14/2016
2015	101	FV	272,900	0	1.88	576,500	849,400	849,400	Year End	10/2/2014
2014	101	FV	252,500	0	1.88	537,300	789,800	789,800	Year End Roll	1/23/2014
2013	101	FV	247,400	0	1.88	521,300	768,700	768,700	Year End Roll	10/25/2012
2012	101	FV	264,100	0	1.88	541,300	805,400	805,400	Year End	1/26/2012
2011	101	FV	269,600	0	1.88	559,700	829,300	829,300	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:18:14

LAST REV

Date	Time
03/27/13	09:34:50
brennanp	
171	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BJORK ELIZABETH	44956-311		4/7/2005	CONVENIENC	10	No	No			
BJORK ALBION P	17679-395		12/18/1986	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2012	5243	ROOF	6,000	C	1/24/2013			repairs to roof du

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS+INSPCTD	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
3/20/1996	MEAS/EXT INS	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

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

USER DEFINED

Prior Id # 1:	105 13 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:	

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 Influ	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		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,290						1,300	

Total AC/HA:	1.87955	Total SF/SM:	81873.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,690	Spl Credit		Total:	647,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27.3	%

CALC SUMMARY

Basic $ / SQ:	91.00
Size Adj.:	1.19876587
Const Adj.:	1.01999998
Adj $ / SQ:	111.269
Other Features:	49378
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	396426
Depreciation:	108224
Depreciated Total:	288202

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

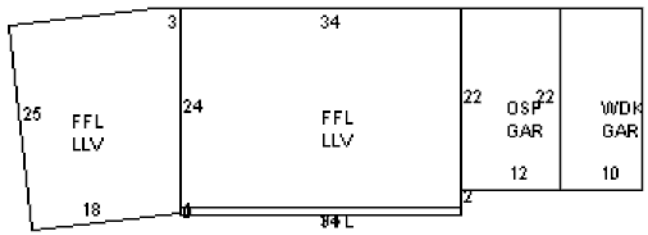
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 293800.0000

Juris. Factor:		Val/Su Fin:	114.82
Special Features:	0	Val/Su Net:	79.88
Final Total:	288200	Val/Su SzAd	215.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,337	111.270	148,767
LLV	LOWR LEVEL	1,303	130.740	166,612
GAR	GARAGE	484	36.000	17,424
OSP	SCRN PORCH	264	22.500	5,940
WDK	WOOD DECK	220	20.730	4,560

Net Sketched Area:	3,608			Total:	343,303
Size Ad	1337	Gross Area	3608	FinArea	2510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

170 10 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	