

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FELT NATHAN FORREST
Owner 2:	SHIPTON LINDA KAY
Owner 3:	
Street 1:	110 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAZARIDIS SUZANNE L TRS -
Owner 2:	POWER HENRIETEE LAZARIDIS TRS -
Street 1:	110 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	242,400		1.847	646,500	888,900
Total Card	242,400		1.847	646,500	888,900
Total Parcel	242,400		1.847	646,500	888,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		366.77	/Parcel: 366.77

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,400	0	1.847	646,500	888,900	888,900	Year End Roll	9/28/2017
2017	101	FV	242,400	0	1.847	640,100	882,500	882,500	Year End Roll	9/29/2016
2016	101	FV	240,000	0	1.847	621,700	861,700	861,700	Year End Roll	1/14/2016
2015	101	FV	230,400	0	1.847	575,300	805,700	805,700	Year End	10/2/2014
2014	101	FV	228,000	0	1.847	536,100	764,100	764,100	Year End Roll	1/23/2014
2013	101	FV	223,300	0	1.847	520,100	743,400	743,400	Year End Roll	10/25/2012
2012	101	FV	241,000	0	1.85	537,900	778,900	778,900	Year End	1/26/2012
2011	101	FV	246,300	0	1.85	556,200	802,500	802,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAZARIDIS SUZAN	58975-434		4/27/2012	DIVORCE/ESTA	655000	No	No			
LAZARIDIS SUZAN	47631-206		5/19/2006	FAMILY		1	No	No		LAZAROS J LAZARIDIS CONF OF DEATH
DECK HOUSE INC.	11440-150		12/8/1967		52100	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/17/2012	5276	WOOD STO		C				
10/23/1995	843-95	ROOF		C	6/21/1996			install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2012	M&L COMPLETE	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	D VELUTTI
10/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.84655	Total SF/SM:	80435.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,460	SpI Credit		Total:	646,500
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**EXTERIOR INFORMATION**

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1      Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

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**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:	7	BRs:	3	Baths:	2	HB					

**OTHER FEATURES**

Kits:	1      Rating: AVERAGE
A Kits:	Rating:
Frp1:	2      Rating: AVERAGE
WSFlue:	Rating:

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

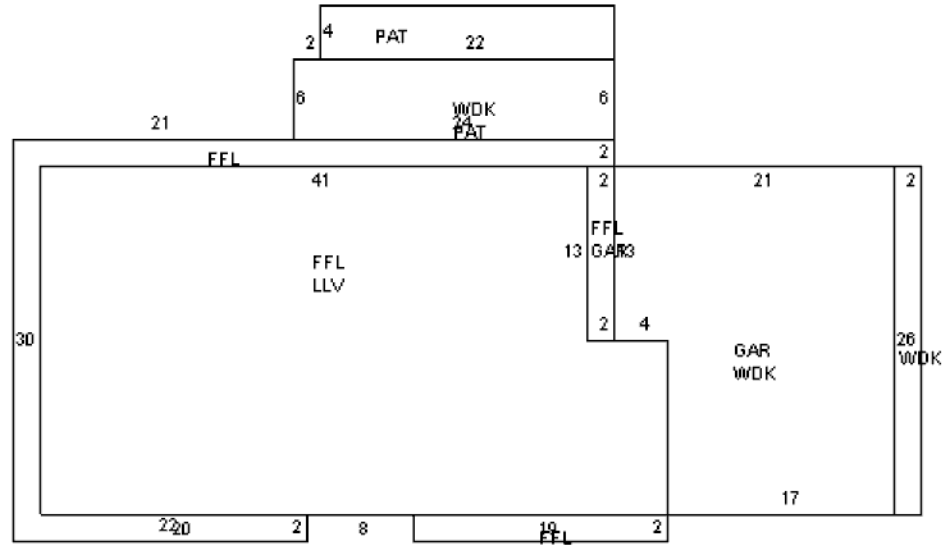
Grade:	C - AVERAGE
Year Blt:	1967      Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	1

**SKETCH****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:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100      % AC: 0
Solar HW:	NO      Central Vac: NO
% Com Wal:	0      % Sprinkled: 0

**DEPRECIATION**

Phys Cond:	AV - Average	27.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		27.6%

**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.18041611
Const Adj.:	1.01999998
Adj \$ / SQ:	93.914
Other Features:	46000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	334757
Depreciation:	92393
Depreciated Total:	242364

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,394	93.910	130,916	
LLV	LOWR LEVEL	1,144	110.350	126,239	
WDK	WOOD DECK	690	16.320	11,258	
GAR	GARAGE	520	36.000	18,720	
PAT	PATIO	232	7.000	1,624	
Net Sketched Area:		3,980	Total:	288,757	
Size Ad	1394	Gross Area	3980	FinArea	2424

**SUB AREA DETAIL**

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

**PARCEL ID**

170 12 0

**IMAGE**

AssessPro Patriot Properties, Inc