



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KANIA JOHN V
Owner 2:	KANIA HOLLY H
Owner 3:	
Street 1:	91 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3304 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1914, 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	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		42689		SQUARE FE	PRIME SITE		0	6.78	1.612	R3									466,509						466,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	316,200	11,400	0.980	466,500	794,100
Total Card		316,200	11,400	0.980	466,500
Total Parcel		316,200	11,400	0.980	466,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		236.60	/Parcel: 236.60

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

GIS Ref
GIS Ref
Insp Date
06/25/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	316,200	11400	.98	466,500	794,100	794,100	Year End Roll	9/28/2017
2017	101	FV	302,400	11400	.98	440,400	754,200	754,200	Year End Roll	9/29/2016
2016	101	FV	284,100	11400	.98	427,300	722,800	722,800	Year End Roll	1/14/2016
2015	101	FV	273,000	11400	.98	395,600	680,000	680,000	Year End	10/2/2014
2014	101	FV	270,300	11400	.98	354,400	636,100	636,100	Year End Roll	1/23/2014
2013	101	FV	257,400	11400	1.03	347,300	616,100	616,100	Year End Roll	10/25/2012
2012	101	FV	257,400	11400	1.03	368,200	637,000	637,000	Year End	1/26/2012
2011	101	FV	265,600	11400	1.03	374,200	651,200	651,200	Year End	2/10/2011

Parcel ID 170 30 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWN ROBERT P	21232-536		6/20/1991		320000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

PRINT	Date	Time
	10/02/18	15:18:34
LAST REV	Date	Time
	03/10/16	11:28:45
apro		
175		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2015	6080	KITCHEN	84,378	C	10/13/2015			Remodel kitchen an
9/19/2014	5910	ROOF	20	C				
12/20/2012	5284	RENOVATI	34,466	C	6/25/2013			remodel master bat
7/24/2007	3733	ADDITION	65,000	C	5/27/2008			constr mud room w/
11/7/2005	3311	RENOVATI	31,480	C				basement, laundry
3/18/1997	1148-97	RENOVATI	45,000	C	6/23/1997			
2/16/1994	428	ADDITION	65,000	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
6/25/2013	MEAS/EXT INS	25	D ERSKINE
5/27/2008	MEAS+INSPCTD	100	B MORGAN
4/17/2008	CERT OF OCC	10	EARL MIDDLEY
6/15/2006	MEAS+INSPCTD	50	J NOONE
6/23/1997	MEAS+INSPCTD	602	D TUCKER
3/20/1996	MEAS/EXT INS	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENT'NL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET	50%	
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:	20
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
3	GARAGE	D	Y		1420	A	AV	1914	36.00	T	60	101			6,000			6,000
10	POOL I-C	D	Y		1800	A	AV	1970	19.94	T	70	101			4,800			4,800
2	SHED/FR	D	Y		18X10	A	AV	1991	15.00	T	50	101			600			600

More: N	Total Yard Items:	11,400	Total Special Features:		Total:	11,400
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	26.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		26.0%

**CALC SUMMARY**

Basic \$ / SQ:	89.00
Size Adj.:	0.97695035
Const Adj.:	0.99989998
Adj \$ / SQ:	86.940
Other Features:	65985
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	427266
Depreciation:	111089
Depreciated Total:	316177

**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		RM: 8	BR: 4	Baths: 2	HB	1						

**REMODELING**

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

**RES BREAKDOWN**

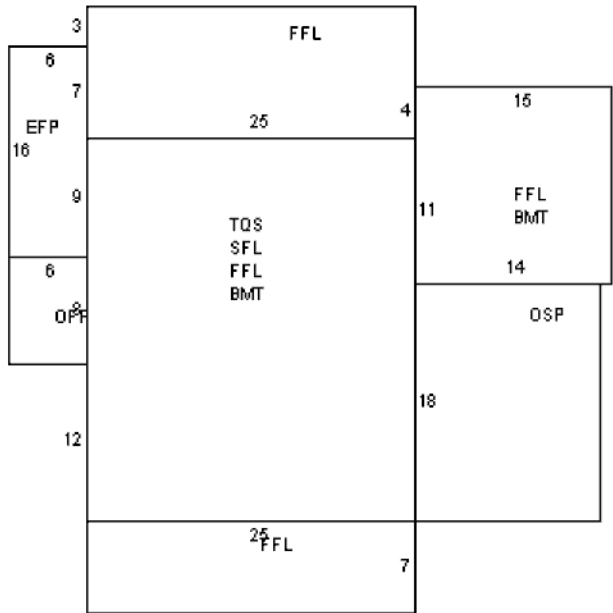
No Unit	RMS	BRS	FL
1	8	4	3
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 262700.0000
Juris. Factor:		Val/Su Fin:	94.22	
Special Features:	0	Val/Su Net:	79.25	
Final Total:	316200	Val/Su SzAd	119.60	

**PARCEL ID** 170 30 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,375	86.940	119,542	
BMT	BASEMENT	950	38.040	36,134	
SFL	2ND FLOOR	725	86.940	63,031	
TQS	3/4 STORY	544	86.940	47,274	
OSP	SCRN PORCH	252	22.500	5,670	
EFP	ENCL PORCH	96	36.000	3,456	
OPF	OPEN PORCH	48	15.000	720	
Net Sketched Area:		3,990	Total:	275,827	
Size Ad	2643.75	Gross Area	4171	FinArea	3356

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

