



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RINNE SEPO TAPANI
Owner 2:	RINNE JOCELYN WESTORT
Owner 3:	
Street 1:	93 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POTTER - RUTH F
Owner 2:	-
Street 1:	93 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3304

NARRATIVE DESCRIPTION

This Parcel contains .87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1917, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		37896.6		SQUARE FE	PRIME SITE		0	6.78	1.778	R3									456,762						456,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	331,900		0.870	456,800	788,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 389.48						/Parcel: 369.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	418,500	0	.87	456,800	875,300	875,300	Year End Roll	9/28/2017
2017	101	FV	406,900	0	.87	431,200	838,100	838,100	Year End Roll	9/29/2016
2016	101	FV	394,500	0	.87	418,400	812,900	812,900	Year End Roll	1/14/2016
2015	101	FV	389,700	0	.87	387,400	777,100	777,100	Year End	10/2/2014
2014	101	FV	370,100	0	.87	347,000	717,100	717,100	Year End Roll	1/23/2014
2013	101	FV	364,500	0	.91	339,500	704,000	704,000	Year End Roll	10/25/2012
2012	101	FV	370,100	0	.91	362,200	732,300	732,300	Year End	1/26/2012
2011	101	FV	386,900	0	.91	368,100	755,000	755,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POTTER,RUTH F E	68169-513		10/7/2016	DIVORCE/ESTA	810000	No	No			
DILUZIO, RUDOLP	25344-236		5/16/1995	CONVENIENC	0	No	No			
FINUCANE ANN M	15735-124		8/14/1984		268500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2017	6746	SHEET MT	1,000	C				Sheet metal work t
3/13/2017	6685	KITCHEN	106,000	O	1/30/2018			Remodel kitchen an
10/13/2011	4890	ROOF		C				strip & re-roof dw
12/18/2007	3847	FENCE		C				extend fence anoth
10/29/2007	3806	RENOVATI	40,000	C	5/27/2008			reno kitch,+1windo
8/3/1998	1476	ROOF	2,400	C	2/27/1999			
6/5/1996	972-96	ROOF	2,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
5/27/2008	MEAS/EXT INS	100	B MORGAN
7/2/2007	MEAS/EXT INS	617	D HASCHIG
2/27/1999	MEAS/EXT INS	602	D TUCKER
6/5/1997	MEAS/EXT INS	602	D TUCKER
3/20/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
10/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1917 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		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:	3 - HARDWOOD	
Sec Floors:	2 - SOFTWOO 50%	
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	2	
% Heated:	100 % AC:	25
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

More: N

BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	
Frpl:	2 Rating: AVERAGE
WSFlue:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		26.0%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.04629636
Const Adj.:	1.01999998
Adj \$ / SQ:	93.916
Other Features:	59052
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	448471
Depreciation:	116602
Depreciated Total:	331868

COMMENTS

SEC 14 APARTMENT. 5/17 EST REAR= FENCE/DOG.

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:	9	BR:	4
	Bath:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 9 4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

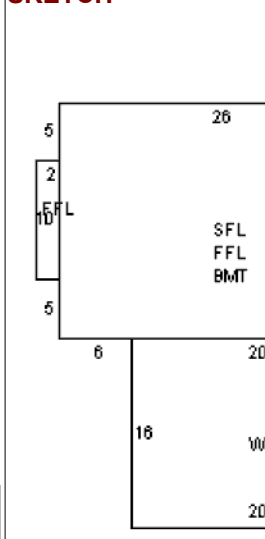
WtAv\$/SQ: AvRate: Ind.Val 378137.2611

Juris. Factor:	Val/Su Fin:	163.90
Special Features:	Val/Su Net:	87.46
Final Total:	Val/Su SzAd:	163.90

PARCEL ID

Parcel ID	170 29 0
Appr Value	
JCod	
JFact	
Juris. Value	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,358	93.920	127,537
BMT	BASEMENT	1,338	23.480	31,415
SFL	2ND FLOOR	468	93.920	43,952
WDK	WOOD DECK	320	18.700	5,985
HST	HALF STORY	199	93.920	18,689
GRN	GRN	112	57.920	6,487
Net Sketched Area:		3,795	Total:	234,065
Size Ad	2025	Gross Area	4046	FinArea 2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
BMT					
SFL	90				0
WDK					
HST					
GRN					

IMAGE AssessPro Patriot Properties, Inc



Total: