

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FREETH JAMES W.O.
Owner 2:	FREETH SHERINE JEHANE ISMAIL
Owner 3:	
Street 1:	95 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3304 Type:

PREVIOUS OWNER

Owner 1:	NABIH TR - EVA B
Owner 2:	-
Street 1:	95 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3304

NARRATIVE DESCRIPTION

This Parcel contains 1.807 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		78693.2		SQUARE FE	PRIME SITE		0	6.78	1.012	R3									539,742						539,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	368,800	5,500	1.807	539,700	914,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 255.04						/Parcel: 255.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	368,800	5500	1.807	539,700	914,000	914,000	Year End Roll	9/28/2017
2017	101	FV	358,000	5500	1.807	509,500	873,000	873,000	Year End Roll	9/29/2016
2016	101	FV	345,700	5500	1.807	494,400	845,600	845,600	Year End Roll	1/14/2016
2015	101	FV	342,200	5500	1.807	457,700	805,400	805,400	Year End	10/2/2014
2014	101	FV	317,500	5500	1.807	410,000	733,000	733,000	Year End Roll	1/23/2014
2013	101	FV	310,400	5500	1.977	400,800	716,700	716,700	Year End Roll	10/25/2012
2012	101	FV	315,400	5500	1.98	486,900	807,800	807,800	Year End	1/26/2012
2011	101	FV	322,300	5500	1.98	503,300	831,100	831,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NABIH TR,EVA B	65098-154		3/23/2015		950000	No	No			
NABIH EVA B,	37114-528		11/20/2002	CONVENIENC		1	No	No		
NABIH EVA B TR,	37114-506		11/20/2002	CONVENIENC		1	No	No		
NABIH EVA B,	34852-326		2/19/2002	CONVENIENC		10	No	No		
NABIH ISMAIL,	34852-324		2/19/2002	CONVENIENC		10	No	No		
GALLITANO ALPHO	13219-30		6/24/1977		129000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/11/1996	1106-96	MANUAL		C	6/5/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
6/5/1997	MEAS/EXT INS	602	D TUCKER
3/20/1996	MEAS/EXT INS	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

