

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAZIN MARK
Owner 2:	LACHEY JENNIFER L
Owner 3:	
Street 1:	99 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3304 Type:

PREVIOUS OWNER

Owner 1:	SAKOWICH - STEPHEN J
Owner 2:	BULGER - ELIZABETH A
Street 1:	99 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3304

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50094		SQUARE FE	PRIME SITE		0	6.78	1.418	R3									481,571						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	310,700	1,800	1.150	481,600	794,100
Total Card	310,700	1,800	1.150	481,600	794,100
Total Parcel	310,700	1,800	1.150	481,600	794,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		344.71	/Parcel: 344.71

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

GIS Ref
GIS Ref
Insp Date
08/14/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	310,700	1800	1.15	481,600	794,100	794,100	Year End Roll	9/28/2017
2017	101	FV	299,300	1800	1.15	454,600	755,700	755,700	Year End Roll	9/29/2016
2016	101	FV	294,800	1800	1.15	441,100	737,700	737,700	Year End Roll	1/14/2016
2015	101	FV	285,700	1800	1.15	408,400	695,900	695,900	Year End	10/2/2014
2014	101	FV	283,400	1800	1.15	365,800	651,000	651,000	Year End Roll	1/23/2014
2013	101	FV	278,800	1800	1.25	361,700	642,300	642,300	Year End Roll	10/25/2012
2012	101	FV	278,800	1800	1.25	366,200	646,800	646,800	Year End	1/26/2012
2011	101	FV	285,700	1800	1.25	372,200	659,700	659,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAKOWICH,STEPHE	68222-57		10/17/2016		818750	No	No			
SAKOWICH STEPHE	23648-254		9/14/1993	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	15:18:53

LAST REV

Date	Time
11/21/16	10:55:14

USER DEFINED

Prior Id # 1:	105 6 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/29/1993	354	ADDITION	170,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/29/1993	PERMIT VISIT	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

