



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOUSA PROPERTIES INC
Owner 2:	
Owner 3:	
Street 1:	12 BRIGHAM STREET
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01749 Type:

PREVIOUS OWNER

Owner 1:	SOUSA PROPERTIES INC -
Owner 2:	-
Street 1:	12 BRIGHAM STREET
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749

NARRATIVE DESCRIPTION

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1920, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	
101	ONE FAM		0.8		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,800						4,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	102,300	4,000	2.800	552,100	658,400	z142
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 334.21						/Parcel: 334.21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	102,300	4000	2.8	552,100	658,400	658,400	Year End Roll	9/28/2017
2017	101	FV	99,300	4000	2.8	521,700	625,000	625,000	Year End Roll	9/29/2016
2016	101	FV	98,200	4000	2.8	506,500	608,700	608,700	Year End Roll	1/14/2016
2015	101	FV	97,300	4000	2.8	469,700	571,000	571,000	Year End	10/2/2014
2014	101	FV	85,600	4000	2.8	421,700	511,300	511,300	Year End Roll	1/23/2014
2013	101	FV	83,700	4000	2.67	405,800	493,500	493,500	Year End Roll	10/25/2012
2012	101	FV	85,600	4000	2.67	545,800	635,400	635,400	Year End	1/26/2012
2011	101	FV	87,600	4000	2.67	564,200	655,800	655,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUSA PROPERTIE	66113-524		9/23/2015	CONVENIENC	100	No	No			
SOUSA PROPERTIE	65171-36		4/6/2015	CONVENIENC	100	No	No			
HARNEY,JOHN C	65097-97		3/23/2015		610000	No	No			
HARNEY PATRICIA	59119-379		5/18/2012	FAMILY	0	No	No			
DEAN LORRAINE C	33020-187		6/8/2001	CONVENIENC	99	No	No			
	7462-462		8/19/1949		8000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/25/2015	6033	RENOVATI	7,500	C				Interior demo only

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
3/24/2014	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	5	- ASBESTOS
Sec Wall:		
Roof Struct:	3	- GAMBREL
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

Life Estate.

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1920	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

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

CONDO INFORMATION

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

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: 4	Baths: 2	HB			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	FR - Fair	51%
Functional:		
Economic:		
Special:		
Override:		
Total:		51%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

CALC SUMMARY

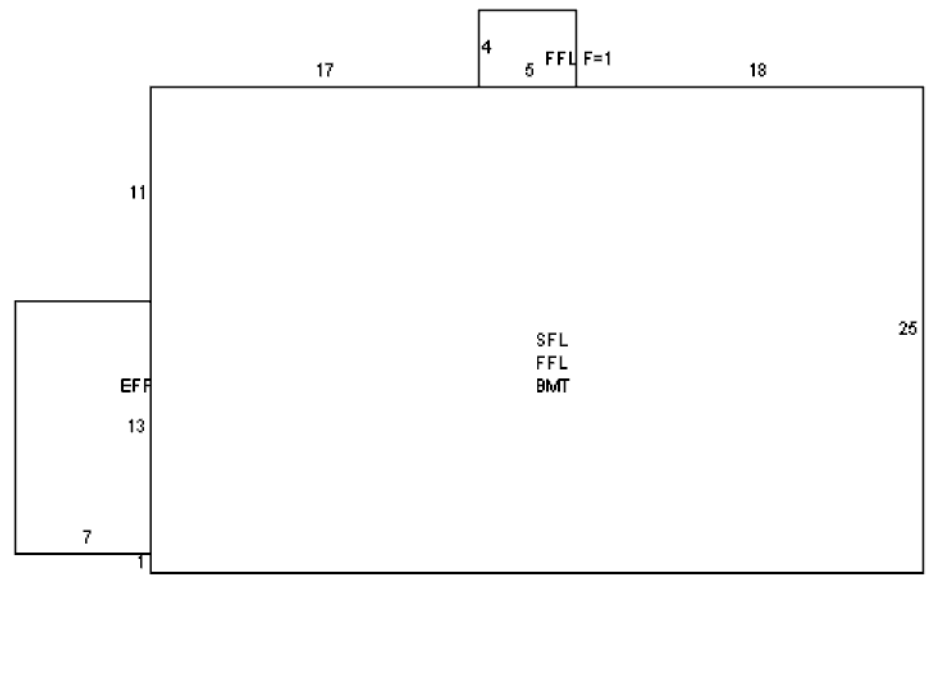
Basic \$ / SQ:	88.00
Size Adj.:	1.05456853
Const Adj.:	0.95930994
Adj \$ / SQ:	89.026
Other Features:	36225
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	208682
Depreciation:	106428
Depreciated Total:	102254

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:	219700.0000
Juris. Factor:	Val/Su Fin:	51.93	
Special Features:	0	Val/Su Net:	33.42
Final Total:	102300	Val/Su SzAd	51.93

SKETCH



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	1	432	F	PR	1920	32.40	T	80	101			2,800			2,800
2	SHED/FR	D	Y	1	10X16	A	AV	1993	15.00	T	50	101			1,200			1,200

PARCEL ID

170 26 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,020	89.030	90,806	
BMT	BASEMENT	1,000	22.260	22,256	
SFL	2ND FLOOR	950	89.030	84,575	
EPF	ENCL PORCH	91	36.000	3,276	
Net Sketched Area:		3,061	Total:	200,913	
Size Ad	1970	Gross Area	3111	FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

IMAGE



AssessPro Patriot Properties, Inc