



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ST CLAIR FORREST
Owner 2:	ANAGNOSTAKIS KATHRYN
Owner 3:	
Street 1:	111 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

**PREVIOUS OWNER**

Owner 1:	TRIPP CYNTHIA -
Owner 2:	CHAPIN ROBERT -
Street 1:	111 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

**NARRATIVE DESCRIPTION**

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									37,890						37,900	
101	ONE FAM		1.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,600						6,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,170,700		4.200	690,900	1,861,600		0
							GIS Ref
							GIS Ref
Total Card	1,170,700		4.200	690,900	1,861,600	Entered Lot Size	
Total Parcel	1,170,700		4.200	690,900	1,861,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	356.36	/Parcel:	356.36	Land Unit Type:	Insp Date
							05/27/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,170,700	0	4.2	690,900	1,861,600	1,861,600	Year End Roll	9/28/2017
2017	101	FV	1,056,300	0	4.2	684,500	1,740,800	1,740,800	Year End Roll	9/29/2016
2016	101	FV	1,030,600	0	4.2	666,100	1,696,700	1,696,700	Year End Roll	1/14/2016
2015	101	FV	1,020,500	0	4.2	619,700	1,640,200	1,640,200	Year End	10/2/2014
2014	101	FV	1,000,300	0	4.2	580,500	1,580,800	1,580,800	Year End Roll	1/23/2014
2013	101	FV	980,200	0	4.	558,500	1,538,700	1,538,700	Year End Roll	10/25/2012
2012	101	FV	1,060,800	0	4.	578,500	1,639,300	1,639,300	Year End	1/26/2012
2011	101	FV	1,101,100	0	4.	596,900	1,698,000	1,698,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRIPP CYNTHIA ,	34788-593		2/8/2002		830000	No	No			
CHAPIN MARGARET	22805-166		1/6/1993	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/24/2007	3774	NEW HOME	1,000,000	C	11/26/2008			
9/14/2007	3770	DEMOLITI		C	5/27/2008			demo existing hous

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/27/2008	MEAS+INSPCTD	100	B MORGAN
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
3/20/1996	MEAS+INSPCTD	606	J SMITH
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 10 - ECLECTIC, Sty Ht: 2 - 2, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 9 - STONE, 10%, Roof Struct: 1 - GABLE, Roof Cover: 6 - WOODSHINGL, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 2008, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Large table for specifications with columns: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

BATH FEATURES

Table with bath features: Full Bath: 4, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 3, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 3.0%, Functional: , Economic: , Special: , Override: , Total: 3%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 76.00, Size Adj.: 0.86485451, Const Adj.: 1.03638113, Adj \$ / SQ: 68.120, Other Features: 96578, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1206922, Depreciation: 36208, Depreciated Total: 1170714

COMMENTS

LIFE ESTATE MARGARET CHAPIN

RESIDENTIAL GRID

Table with 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: 9, BRs: 4, Baths: 4, HB 1

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

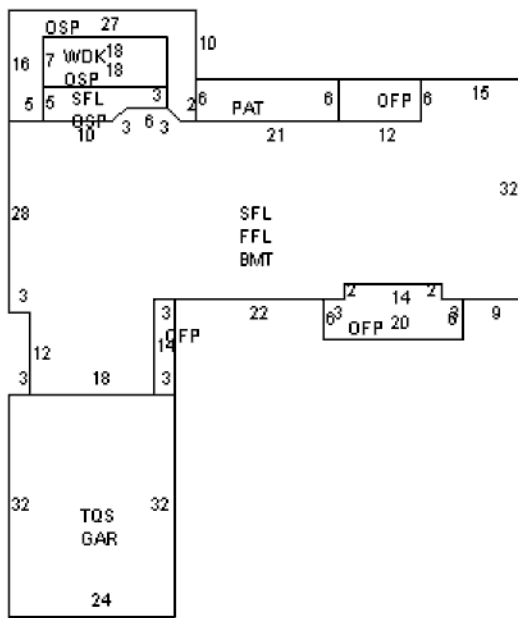
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals, 1, 9, 4, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 803906.9033, Juris. Factor, Val/Su Fin: 224.10, Special Features: 0, Val/Su Net: 127.14, Final Total: 1170700, Val/Su SzAd: 224.10

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 9,208, Total: 439,831, Size Ad: 5224, Gross Area: 9400, FinArea: 5224

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 170 23 0