

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMPOBASSO TR LOU ANN
Owner 2:	
Owner 3:	LOU ANN COMPOBASSO 2017 REV TR
Street 1:	130 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	CAMPOBASSO - LOU ANN
Owner 2:	-
Street 1:	130 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1885, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		78388.28		SQUARE FE	PRIME SITE		0	6.78	1.014	R3									539,122						539,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	98,000	8,800	1.800	539,100	645,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.60						/Parcel: 291.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	98,000	8800	1.8	539,100	645,900	645,900	Year End Roll	9/28/2017
2017	101	FV	93,500	8800	1.8	508,900	611,200	611,200	Year End Roll	9/29/2016
2016	101	FV	91,700	8800	1.8	493,800	594,300	594,300	Year End Roll	1/14/2016
2015	101	FV	88,000	8800	1.8	457,200	554,000	554,000	Year End	10/2/2014
2014	101	FV	87,100	8800	1.8	409,500	505,400	505,400	Year End Roll	1/23/2014
2013	101	FV	85,300	8800	1.9	401,900	496,000	496,000	Year End Roll	10/25/2012
2012	101	FV	87,700	8800	1.9	541,900	638,400	638,400	Year End	1/26/2012
2011	101	FV	90,500	8800	1.9	560,300	659,600	659,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPOBASSO, LOU	69178-531		4/24/2017	FAMILY		1	No	No		
CAMPOBASSO ANTH	19684-406		3/7/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/25/2014	5920	DEMOLITI		C				
10/7/2004	3061	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
3/20/1996	MEAS/EXT INS	606	J SMITH
12/11/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

