

!330!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMO FLORENCE J
Owner 2:	
Owner 3:	
Street 1:	134 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily CLAPBOARD 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	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
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		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	173,200	400	1.000	468,300	641,900
Total Card	173,200	400	1.000	468,300	641,900
Total Parcel	173,200	400	1.000	468,300	641,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		321.35	/Parcel: 321.35

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	173,200	400	1.	468,300	641,900	641,900	Year End Roll	9/28/2017
2017	101	FV	169,800	400	1.	442,000	612,200	612,200	Year End Roll	9/29/2016
2016	101	FV	169,800	400	1.	428,900	599,100	599,100	Year End Roll	1/14/2016
2015	101	FV	163,100	400	1.	397,100	560,600	560,600	Year End	10/2/2014
2014	101	FV	161,500	400	1.	355,700	517,600	517,600	Year End Roll	1/23/2014
2013	101	FV	158,100	400	1.	345,300	503,800	503,800	Year End Roll	10/25/2012
2012	101	FV	157,300	400	1.	379,900	537,600	537,600	Year End	1/26/2012
2011	101	FV	160,600	400	1.	386,100	547,100	547,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YAVNE RAPHAEL	13069-552		10/5/1976		71500	No	No			

TAX DISTRICT

PAT ACCT.

Parcel ID	180 7 0
PRINT	
Date	Time
10/02/18	15:31:58
LAST REV	
Date	Time
02/08/12	08:54:59
brennanp	
330	

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH
3/20/1996	MEAS/EXT INS	606	J SMITH
8/24/1995	ABATE-INSPEC	600	PA
11/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	468,281	SpI Credit		Total:	468,300
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