



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURSAW CHRISTOPHER O
Owner 2:	BURSAW MARIA TATIS
Owner 3:	
Street 1:	136 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	LEVY DAVID S -
Owner 2:	LEVY KAREN C -
Street 1:	136 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1952, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41382		SQUARE FE	PRIME SITE		0	6.78	1.653	R3									463,851						463,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	451,900		0.950	463,900	915,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		269.61	/Parcel:	269.61
						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	451,900	0	.95	463,900	915,800	915,800	Year End Roll	9/28/2017
2017	101	FV	443,300	0	.95	437,900	881,200	881,200	Year End Roll	9/29/2016
2016	101	FV	434,600	0	.95	424,900	859,500	859,500	Year End Roll	1/14/2016
2015	101	FV	417,600	0	.95	393,400	811,000	811,000	Year End	10/2/2014
2014	101	FV	379,400	0	.95	352,300	731,700	731,700	Year End Roll	1/23/2014
2013	101	FV	371,500	0	.95	342,100	713,600	713,600	Year End Roll	10/25/2012
2012	101	FV	371,500	0	.95	376,300	747,800	747,800	Year End	1/26/2012
2011	101	FV	392,000	0	.95	382,400	774,400	774,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY DAVID S,	35151-47		3/28/2002		800000	No	No			
PRITCHETT JOHN	26214-558		4/10/1996		585000	No	No			
HOVERSTEN, BARB	24543-36		5/17/1994		470000	No	No			
ALGEO, LEO	20050-510		9/1/1989		330000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2013	5530	RENOVATI	90,000	C	5/14/2014			remodel existing k
7/3/2008	3986	RENOVATI	20,000	C	5/28/2009			new wind,flooring
12/5/2000	2144	MANUAL	9,000	C	6/8/2001			replace porch
5/1/1995	698-95	MANUAL	27,000	C	7/28/1995			FAMILYRM
1/30/1995	663-95	MANUAL	18,000	C	7/28/1995			FAMILY RM

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	MEAS/EXT INS	25	D ERSKINE
5/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/16/2003	MEAS+INSPCTD	615	D VELUTTI
6/8/2001	MEAS+INSPCTD	613	M COLE
3/22/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	INSPECTED	600	PA
12/5/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	10	- PROPANE	
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

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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	- Very Good	15.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			15.7%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.95611477
Const Adj.:	1.01999998
Adj \$ / SQ:	77.044
Other Features:	83189
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	536073
Depreciation:	84164
Depreciated Total:	451910

COMMENTS

INTERIOR EXCELLENT COND. 1 BEDROOM - BMT. .

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:	8	BRs:	3	Baths:	3	HB	1					

REMODELING

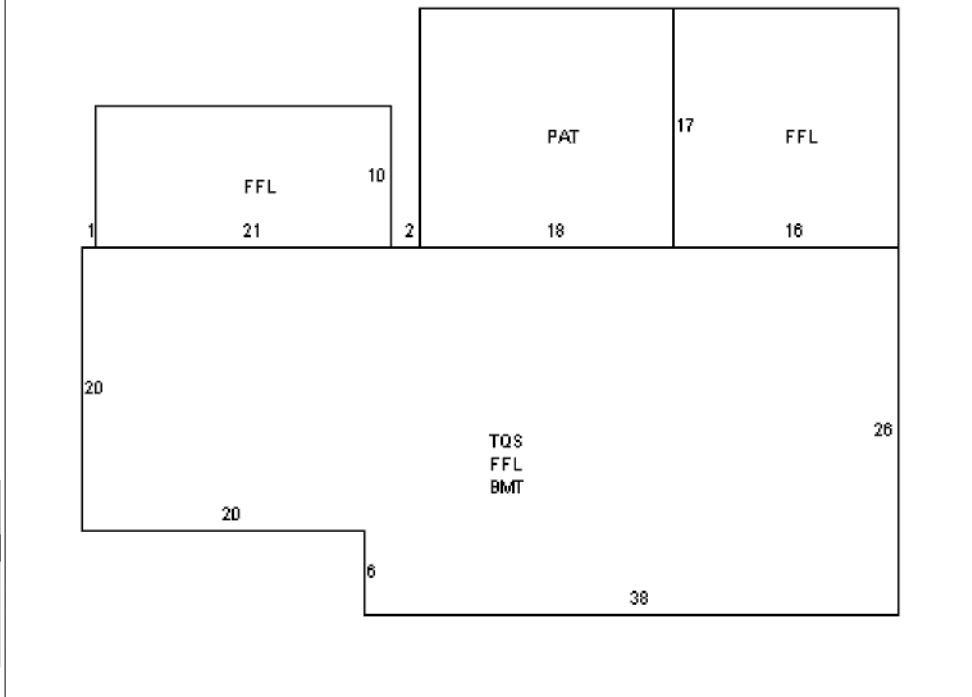
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	808878.0273
Juris. Factor:		Val/Su Fin:		133.03	
Special Features:	0	Val/Su Net:		98.13	
Final Total:	451900	Val/Su SzAd:		155.24	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,870	77.040	144,072	
BMT	BASEMENT	1,388	29.370	40,770	
TQS	3/4 STORY	1,041	77.040	80,203	
PAT	PATIO	306	7.000	2,142	
Net Sketched Area:		4,605	Total:	267,187	
Size Ad	2911	Gross Area	4952	FinArea	3397

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	A	0

IMAGE

More:	N	Total Yard Items:		Total Special Features:		Total:	
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