

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 145 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ROW RONALD V |
| Owner 2: | ROW JANE E |
| Owner 3: | |
| Street 1: | 145 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4402 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.977 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1771, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Influ | 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 | | 0.14 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 840 | | | | | | 800 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 244,900 | 47,800 | 1.977 | 543,200 | 835,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 320.02 | | | | | | /Parcel: 320.02 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 244,900 | 47800 | 1.977 | 543,200 | 835,900 | 835,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 242,700 | 47800 | 1.977 | 512,800 | 803,300 | 803,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 240,500 | 47800 | 1.977 | 497,600 | 785,900 | 785,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 225,000 | 47800 | 1.977 | 460,800 | 733,600 | 733,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 213,900 | 47800 | 1.977 | 412,800 | 674,500 | 674,500 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 207,200 | 47800 | 1.977 | 400,800 | 655,800 | 655,800 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 207,200 | 48000 | 1.972 | 491,600 | 746,800 | 746,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 218,300 | 48000 | 1.972 | 508,200 | 774,500 | 774,500 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| | 9261-405 | | 10/19/1958 | | 29000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 6/6/2012 | 5056 | TEMPORAR | 7,500 | C | | | | strip & re-roof ho |
| 7/6/2010 | 4507 | MANUAL | 1,225 | C | | | | replace an existin |
| 3/17/2010 | 4402 | WINDOWS | 11,000 | C | | | | replace 12 win on |
| 9/7/2007 | 3760 | ROOF | | C | | | | strip & re-roof |
| 9/23/2004 | 3041 | ROOF | | C | 3/14/2005 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 2/8/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/1/2006 | MEAS+INSPCTD | 615 | D VELUTTI |
| 5/6/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 3/22/1996 | MEAS/EXT INS | 606 | J SMITH |
| 12/11/1990 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

