



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MICHENER SUSANAH H
Owner 2:	
Owner 3:	
Street 1:	117 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. ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:						
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	Legal Description
101	227,900	1,800	1.000	468,300	698,000	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 209.42						/Parcel: 209.42

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	227,900	1800	1.	468,300	698,000	698,000	Year End Roll	9/28/2017
2017	101	FV	218,300	1800	1.	442,000	662,100	662,100	Year End Roll	9/29/2016
2016	101	FV	159,700	1800	1.	428,900	590,400	590,400	Year End Roll	1/14/2016
2015	101	FV	134,600	1800	1.	397,100	533,500	533,500	Year End	10/2/2014
2014	101	FV	110,000	1800	1.	355,700	467,500	467,500	Year End Roll	1/23/2014
2013	101	FV	107,700	1800	1.	345,300	454,800	454,800	Year End Roll	10/25/2012
2012	101	FV	107,700	1800	1.	379,900	489,400	489,400	Year End	1/26/2012
2011	101	FV	111,200	1800	1.	386,100	499,100	499,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MICHENER MARTIN	13476-425		6/29/1978	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/28/2013	5534	GARAGE	115,000	C	5/18/2015			add a gar with a b
8/15/2013	5514	GARAGE	5,000	C	5/18/2015			demo existing gar
8/16/2011	4823	ROOF	10,000	C				reframe existing r
11/16/2010	4606	ROOF	10,000	C				rotted roof area
11/1/2010	4597	ROOF		C				strip and re-roof
8/11/1994	543-94	RENO-ADD	66,000	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/14/2014	MEAS/EXT INS	25	D ERSKINE
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/27/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	J SMITH
9/30/1995	PERMIT VISIT	606	J SMITH
7/1/1989	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
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

