



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SEARS CHAD RANDAL
Owner 2:	MCMENNAMIN THOMAS JOHN
Owner 3:	
Street 1:	121 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TRINITY GROUP LLC -
Owner 2:	-
Street 1:	159-1 PROSPECT STREET
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

**NARRATIVE DESCRIPTION**

This Parcel contains 3.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2015, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.993		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									29,790						29,800	
101	ONE FAM		1.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,120						6,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	729,200		3.850	578,300	1,307,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 273.33		/Parcel: 273.33	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	729,200	0	3.85	578,300	1,307,500	1,307,500	Year End Roll	9/28/2017
2017	101	FV	699,200	0	3.85	547,900	1,247,100	1,247,100	Year End Roll	9/29/2016
2016	101	FV	639,800	0	3.85	532,700	1,172,500	1,172,500	Year End Roll	1/14/2016
2015	101	FV	103,100	0	3.85	495,900	599,000	599,000	Year End	10/2/2014
2014	101	FV	98,700	0	3.85	447,900	546,600	546,600	Year End Roll	1/23/2014
2013	101	FV	96,500	0	3.85	435,900	532,400	532,400	Year End Roll	10/25/2012
2012	101	FV	96,500	0	3.85	575,900	672,400	672,400	Year End	1/26/2012
2011	101	FV	99,800	0	3.85	594,300	694,100	694,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRINITY GROUP L	66677-193		1/15/2016		1500000	No	No			
WALTER WOOD, ES	63825-462		6/27/2014	DIVORCE/ESTA	465000	No	No			
	8401-49		1/19/1955		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/29/2014	5927	MANUAL	23,200	C				Sheet metal work t
9/2/2014	5881	RENOVATI	15,000	C	5/18/2015			Amend permit #5754
5/22/2014	5754	NEW HOME	450,000	C	3/10/2016			Construct new sing
4/10/2014	5708	DEMOLITI	10,000	C	5/18/2015			Demolish single fa

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	J SMITH
4/15/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	20 - COMP CLAP
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	GOOD

**BATH FEATURES**

Other Features			
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

Depreciation		
Phys Cond:	VG - Very Good	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**DEPRECIATION**

Calc Summary	
Basic \$ / SQ:	88.00
Size Adj.:	0.91856301
Const Adj.:	1.01999998
Adj \$ / SQ:	82.450
Other Features:	96424
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	729171
Depreciation:	0
Depreciated Total:	729171

**CALC SUMMARY**

Comments	
Residential Grid	
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RM: 9 BR: 4 Baths: 3 HB: 1

**COMMENTS**

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

**RESIDENTIAL GRID**

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

**REMODELING**

Res Breakdown			
No Unit	RMS	BRS	FL
1	9	4	1
Totals	1	9	4

**RES BREAKDOWN**

Comparable Sales					
Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	720067.0658
Juris. Factor:		Val/Su Fin:		152.42	
Special Features:	0	Val/Su Net:		113.65	
Final Total:	729200	Val/Su SzAd:		204.86	

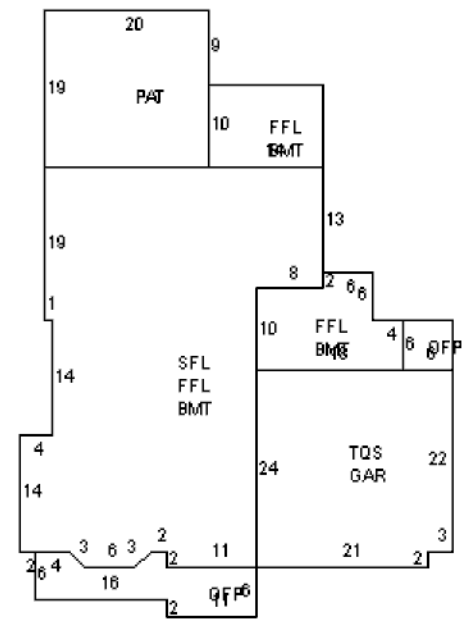
**COMPARABLE SALES**

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

**SPEC FEATURES/YARD ITEMS**

Parcel ID	170 19 0																	
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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,724	35.250	60,767	
FFL	1ST FLOOR	1,724	82.450	142,144	
SFL	2ND FLOOR	1,408	82.450	116,090	
GAR	GARAGE	570	36.000	20,520	
TQS	3/4 STORY	428	82.450	35,247	
PAT	PATIO	380	7.000	2,660	
QFP	OPEN PORCH	182	15.000	2,730	
Net Sketched Area:		6,416	Total:	380,158	
Size Ad	3559.5	Gross Area	6558	Fin Area	4784

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	71	G	

**IMAGE***AssessPro* Patriot Properties, Inc

05/18/2015