



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOSTMAN TR MARY
Owner 2:	
Owner 3:	MARY KOSTMAN REVOCABLE TRUST
Street 1:	131 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSTMAN - MARY
Owner 2:	-
Street 1:	131 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1915, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Infru	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		0.1634		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,902						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	169,100	3,800	2.000	547,300	720,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 412.96						/Parcel: 412.96	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	169,100	3800	2.	547,300	720,200	720,200	Year End Roll	9/28/2017
2017	101	FV	165,900	3800	2.	516,900	686,600	686,600	Year End Roll	9/29/2016
2016	101	FV	165,900	3800	2.	501,700	671,400	671,400	Year End Roll	1/14/2016
2015	101	FV	159,600	3800	2.	464,900	628,300	628,300	Year End	10/2/2014
2014	101	FV	158,100	3800	2.	416,900	578,800	578,800	Year End Roll	1/23/2014
2013	101	FV	154,900	3800	1.57	382,600	541,300	541,300	Year End Roll	10/25/2012
2012	101	FV	109,700	3400	1.57	408,300	521,400	521,400	Year End	1/26/2012
2011	101	FV	113,400	3400	1.57	414,900	531,700	531,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOSTMAN,MARY	58945-158		4/23/2012	FAMILY		1	No	No		MOVED TO A TRUST
COLLINS TR,JOSE	56318-274		1/20/2011		600000	No	No			
LUPO ROBERT N T	56318-271		1/20/2011	SUBSEQUENT S		0	No	No		
LUPO ROBERT N,	41225-546		10/20/2003	CONVENIENC		1	No	No		
LUPO ROBERT N T	41225-526		10/20/2003	CONVENIENC		1	No	No		
JENSEN HOLGAR	17861-315		2/12/1987		225000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/14/2017	6940	RENOVATI	200,000	O				Remodel 1st and 2n
6/16/1995	750-95	MANUAL	4,100	C	6/21/1996			F ESCAPE

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS/EXT INS	618	G BOURGAULT
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS+INSPCTD	606	J SMITH
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1915	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:	2	-	SOFTWOOD
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			

Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	5	-	STEAM
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
3	GARAGE	D	Y	1	266	A	AV	1915	36.00	T	60	101			3,800			3,800

More:	N
Total Yard Items:	3,800
Total Special Features:	
Total:	3,800

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD	-	Good	26	%
Functional:					
Economic:					
Special:					
Override:					
Total:				26	%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.09403670
Const Adj.:	0.99970198
Adj \$ / SQ:	86.403
Other Features:	57750
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	228451
Depreciation:	59397
Depreciated Total:	169054

COMMENTS

LEASED TO MAY INSTITUTE 7/95 GROUP HOME .

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:	4	Baths:	2	HB					

REMODELING

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

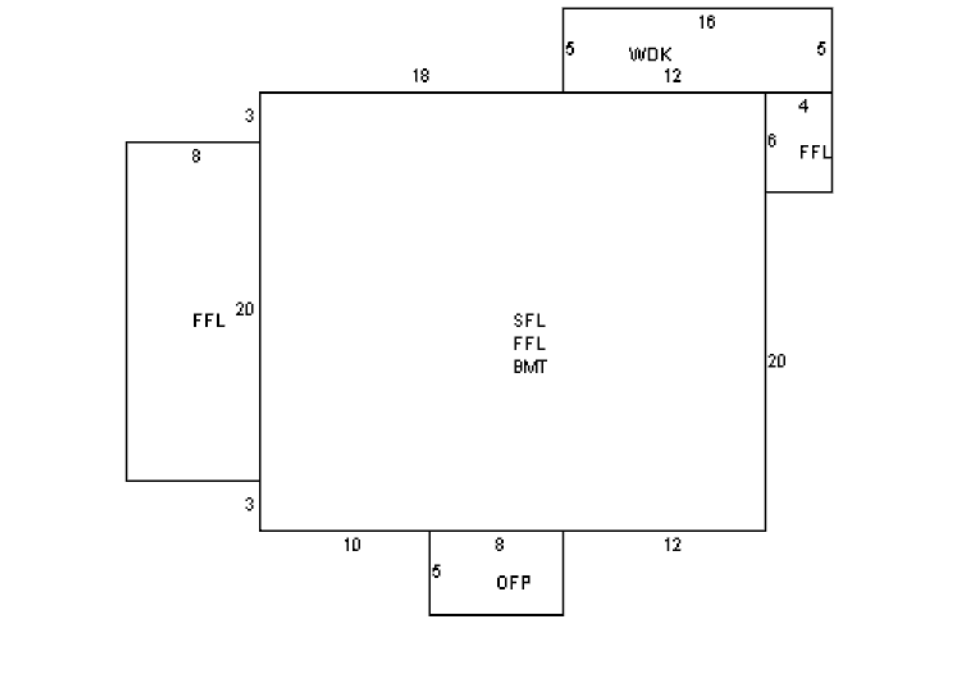
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	561253.5124	
Juris. Factor:	Val/Su Fin:	96.96		
Special Features:	0	Val/Su Net:	63.96	
Final Total:	169100	Val/Su SzAd	96.96	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	964	86.400	83,293	
BMT	BASEMENT	780	21.600	16,849	
SFL	2ND FLOOR	780	86.400	67,394	
WDK	WOOD DECK	80	32.060	2,565	
OFFP	OPEN PORCH	40	15.000	600	
Net Sketched Area:		2,644	Total:	170,701	
Size Ad	1744	Gross Area	2644	FinArea	1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



JUN 25 2007