



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BOWLES TR, LINCOLN

OWNERSHIP

Owner 1:	LEWANDOWSKI MARC S
Owner 2:	
Owner 3:	
Street 1:	3 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4308 Type:

PREVIOUS OWNER

Owner 1:	GODDARD RICHARD B -
Owner 2:	GODDARD KAREN E -
Street 1:	3 BOWLES TER
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4308

NARRATIVE DESCRIPTION

This Parcel contains 1.033 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39988		SQUARE FE	PRIME SITE		0	6.14	1.700	R2									417,498						417,500	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,450						3,500	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	596,800	16,200	1.033	421,000	1,034,000
Total Card 596,800 16,200 1.033 421,000 1,034,000					
Total Parcel 596,800 16,200 1.033 421,000 1,034,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		284.99	/Parcel: 284.99

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/07/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	596,800	16200	1.033	421,000	1,034,000	1,034,000	Year End Roll	9/28/2017
2017	101	FV	587,100	16200	1.033	408,800	1,012,100	1,012,100	Year End Roll	9/29/2016
2016	101	FV	430,300	12400	1.033	408,800	851,500	851,500	Year End Roll	1/14/2016
2015	101	FV	206,600	0	1.033	346,900	553,500	553,500	Year End	10/2/2014
2014	101	FV	140,700	4800	1.033	311,500	457,000	457,000	Year End Roll	1/23/2014
2013	101	FV	137,700	4800	1.03	305,600	448,100	448,100	Year End Roll	10/25/2012
2012	101	FV	154,200	4800	1.03	277,800	436,800	436,800	Year End	1/26/2012
2011	101	FV	157,600	4800	1.03	281,300	443,700	443,700	Year End	2/10/2011

Parcel ID 179 7 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GODDARD RICHARD	45508-411		6/30/2005		550000	No	No	
CHARLES STANKAR	12692-271		8/29/1974		38000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GODDARD RICHARD	45508-411		6/30/2005		550000	No	No			
CHARLES STANKAR	12692-271		8/29/1974		38000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/28/2014	5848	MANUAL	5,000	C				
11/4/2013	5594	MANUAL	18,750	C	11/6/2017			relocate detached
11/4/2013	5593	NEW HOME	366,250	C	5/24/2016			new single family
10/25/2013	5583	DEMOLITI	7,000	C	5/7/2014			demo dwelling stru
10/24/2006	3547	MANUAL		C				install stone wall
7/21/1997	1230	ROOF		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
5/13/2015	PERMIT VISIT	619	DH
5/7/2014	MEAS/EXT INS	25	D ERSKINE
12/14/2010	MEAS/EXT INS	25	D ERSKINE
11/19/2005	MEAS+INSPCTD	615	D VELUTTI
10/13/2001	M&L EXTERIOR	613	M COLE
3/7/1998	MEAS/EXT INS	602	D TUCKER
1/12/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

