



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	UCHIDA NAOSHIGE
Owner 2:	UCHIDA MITSUKO
Owner 3:	
Street 1:	153 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	HALSTEAD - RODD M
Owner 2:	CASARELLA - JUDITH A
Street 1:	153 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 1.353 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56743		SQUARE FE	PRIME SITE		0	6.78	1.287	R3									495,095						495,100	
101	ONE FAM		0.0502		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,506						1,500	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	567,400	1,200	1.353	496,600	1,065,200	incl 1/3 of right of way A (179 52 0)	0
							GIS Ref
							GIS Ref
Total Card	567,400	1,200	1.353	496,600	1,065,200	Entered Lot Size	
Total Parcel	567,400	1,200	1.353	496,600	1,065,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		275.96	/Parcel:	275.96	Insp Date
						Land Unit Type:	03/23/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	567,400	1200	1.353	496,600	1,065,200	1,065,200	Year End Roll	9/28/2017
2017	101	FV	558,200	1200	1.353	468,800	1,028,200	1,028,200	Year End Roll	9/29/2016
2016	101	FV	545,600	1200	1.353	455,000	1,001,800	1,001,800	Year End Roll	1/14/2016
2015	101	FV	670,000	1200	1.353	421,400	1,092,600	1,092,600	Year End	10/2/2014
2014	101	FV	624,600	1200	1.353	377,600	1,003,400	1,003,400	Year End Roll	1/23/2014
2013	101	FV	613,300	1200	1.353	366,600	981,100	981,100	Year End Roll	10/25/2012
2012	101	FV	613,300	1200	1.353	403,100	1,017,600	1,017,600	Year End	1/26/2012
2011	101	FV	624,600	1200	1.353	409,700	1,035,500	1,035,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALSTEAD,RODD M	64027-85		8/4/2014		975000	No	No			
WOON PETER YI D	31841-421		9/19/2000		965390	No	No			
GREEN, JOAN C.,	26605-255		8/23/1996		585000	No	No			
FLEET BANK OF M	22420-1		9/23/1992	BANKRUPTCY	116000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2016	6375	RENOVATI	70,000	C	5/30/2017			Remodel kitchen &
5/24/2007	3695	ROOF		C				Strip & re-roof dw
6/26/2002	2521	RENO-ADD	310,000	C	6/27/2003			rem kit, move bath
5/16/1997	1185	RENOVATI	2,500	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	D VELUTTI
3/7/1998	MEAS/EXT INS	602	D TUCKER
7/1/1997	MEAS+INSPCTD	600	PA
5/14/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.35284	Total SF/SM:	58929.71	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	496,601	SpI Credit		Total:	496,600
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