



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCEACHERN MICHAEL M
Owner 2:	MCEACHERN BERNADETTE YAO
Owner 3:	
Street 1:	155 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 .656 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		26379		SQUARE FE	PRIME SITE		0	6.78	2.423	R3									433,335						433,300	
132	UNDEV		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	370,800		0.606	433,300	804,100	incl 1/3 of right of way A (179 52 0)	0
132			0.050	1,500	1,500		GIS Ref
Total Card		370,800	0.656	434,800	805,600	Entered Lot Size	GIS Ref
Total Parcel		370,800	0.656	434,800	805,600	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 343.98		/Parcel: 343.98		Land Unit Type:	08/16/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	370,800	0	.656	434,800	805,600	805,600	Year End Roll	9/28/2017
2017	101	FV	364,600	0	.656	410,500	775,100	775,100	Year End Roll	9/29/2016
2016	101	FV	354,400	0	.656	398,400	752,800	752,800	Year End Roll	1/14/2016
2015	101	FV	345,300	0	.656	369,000	714,300	714,300	Year End	10/2/2014
2014	101	FV	352,100	0	.656	330,700	682,800	682,800	Year End Roll	1/23/2014
2013	101	FV	345,200	0	.656	321,100	666,300	666,300	Year End Roll	10/25/2012
2012	101	FV	345,200	0	.656	353,000	698,200	698,200	Year End	1/26/2012
2011	101	FV	363,900	0	.656	358,800	722,700	722,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBINSON JOHN G	23043-543		4/2/1993		410000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	INSPECTED	600	PA
6/20/1994	FIELDREV CHG	600	PA
9/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.65578	Total SF/SM: 28565.78	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 434,841	SpI Credit	Total: 434,800
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

