



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DE MAGISTRIS DAMIAN G
Owner 2:	
Owner 3:	
Street 1:	167 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4301 Type:

PREVIOUS OWNER

Owner 1:	Raag Tr - Valvo
Owner 2:	Raag Tr - Tarja
Street 1:	167 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4301

NARRATIVE DESCRIPTION

This Parcel contains 1.142 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, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47680		SQUARE FE	PRIME SITE		0	6.78	1.474	R3									476,661						476,700	
132	UNDEV		0.0478		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,434						1,400	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	415,200		1.095	476,700	891,900	incl 1/4 of right of way B 179 48 0	
132			0.048	1,400	1,400		
Total Card		415,200	1.142	478,100	893,300	Entered Lot Size	
Total Parcel		415,200	1.142	478,100	893,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		391.11	/Parcel:	391.11	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	415,200	0	1.142	478,100	893,300	893,300	Year End Roll	9/28/2017
2017	101	FV	408,100	0	1.142	451,300	859,400	859,400	Year End Roll	9/29/2016
2016	101	FV	396,600	0	1.142	438,000	834,600	834,600	Year End Roll	1/14/2016
2015	101	FV	386,200	0	1.142	405,600	791,800	791,800	Year End	10/2/2014
2014	101	FV	358,400	0	1.142	363,500	721,900	721,900	Year End Roll	1/23/2014
2013	101	FV	351,400	0	1.142	352,900	704,300	704,300	Year End Roll	10/25/2012
2012	101	FV	349,400	0	1.142	388,100	737,500	737,500	Year End	1/26/2012
2011	101	FV	368,100	0	1.142	394,400	762,500	762,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Raag Tr, Valvo	59968-88		9/11/2012	DIVORCE/ESTA	808000	No	No			
RAAG, VALVO	56978-141		6/13/2011	FAMILY	100	No	No			
RAAG VALVO,	56213-480		1/4/2011	DIVORCE/ESTA	100	No	No			
ENDEVOR REALTY	14697-477		8/13/1982		285000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/12/2015	6192	RENOVATI	38,519	C	3/10/2016			Strip old and inst
11/20/2009	4337	RENOVATI	23,941	C				replace 9 windows
4/16/2009	4153	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
10/11/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1982	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
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:	3	- ELECTRIC
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

INTERIOR INFORMATION

Phys Cond:	GD	- Good	14.0%
Functional:			
Economic:			
Special:			0.0%
Override:			
Total:			14.8%

GENERAL INFORMATION

Basic \$ / SQ:	91.00
Size Adj.:	1.01269698
Const Adj.:	1.01999998
Adj \$ / SQ:	93.999
Other Features:	49556
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	487305
Depreciation:	72121
Depreciated Total:	415184

GENERAL INFORMATION

More:	N
Total Yard Items:	
Total Special Features:	
Total:	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	91.00
Size Adj.:	1.01269698
Const Adj.:	1.01999998
Adj \$ / SQ:	93.999
Other Features:	49556
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	487305
Depreciation:	72121
Depreciated Total:	415184

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val	366400.0000			
Juris. Factor:			Val/Su Fin:	181.79
Special Features:	0		Val/Su Net:	95.05
Final Total:	415200		Val/Su SzAd:	181.79

COMPARABLE SALES

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

COMMENTS

cluster, incl .0478 ac 1/4 of right of way B. 4/2013
See plan 2012-642 for easement over Map 179,
Parcel 47-0..

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	RM:	7	BR:	3	Baths:	2	HB:	1				

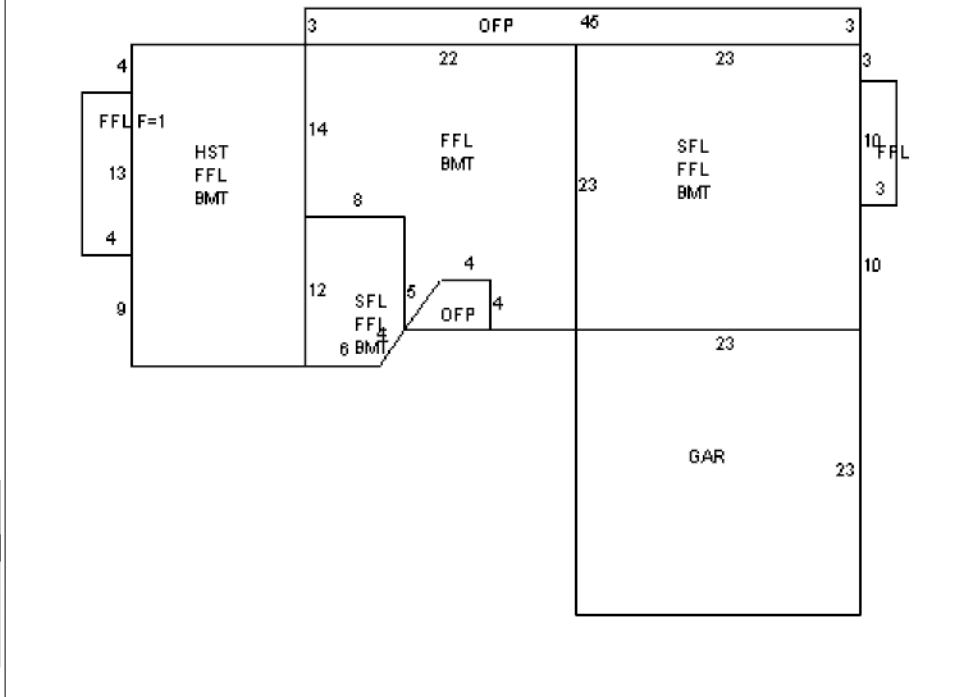
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,480	94.000	139,118	
BMT	BASEMENT	1,398	23.500	32,852	
SFL	2ND FLOOR	622	94.000	58,467	
GAR	GARAGE	529	36.000	19,044	
HST	HALF STORY	182	94.000	17,108	
OFF	OPEN PORCH	157	15.000	2,355	
Net Sketched Area:		4,368	Total:	268,944	
Size Ad	2284	Gross Area	4550	FinArea	2284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 179 46 0