

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOCH JONATHAN D
Owner 2:	HOCH CAREY L
Owner 3:	
Street 1:	149 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	HOCH ALFRED D -
Owner 2:	-
Street 1:	149 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	510,600		1.000	468,300	978,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 303.86						/Parcel: 303.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	493,900	0	1.	468,300	962,200	962,200	Year End Roll	9/28/2017
2017	101	FV	331,200	0	1.	442,000	773,200	773,200	Year End Roll	9/29/2016
2016	101	FV	303,700	0	1.	428,900	732,600	732,600	Year End Roll	1/14/2016
2015	101	FV	290,500	0	1.	397,100	687,600	687,600	Year End	10/2/2014
2014	101	FV	287,200	0	1.	355,700	642,900	642,900	Year End Roll	1/23/2014
2013	101	FV	280,500	0	1.	345,300	625,800	625,800	Year End Roll	10/25/2012
2012	101	FV	280,500	0	1.	379,900	660,400	660,400	Year End	1/26/2012
2011	101	FV	287,200	0	1.	386,100	673,300	673,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOCH ALFRED D,	36797-622		10/23/2002		542500	No	No			
ALFRED H. HOCH	14148-15		11/26/1980	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2007	3672	RENO-ADD	248,000	C	6/14/2007			reno & constr new
5/30/2003	2705	MANUAL	15,000	C	5/29/2004			int reno, chg entr
6/1/1995	730-95	MANUAL	2,500	C	6/21/1996			REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2017	MEAS/EXT INS	618	G BOURGAULT
1/21/2016	M&L EXTERIOR	618	G BOURGAULT
5/27/2008	MEAS/EXT INS	100	B MORGAN
6/14/2007	MEAS/EXT INS	100	B MORGAN
5/29/2004	MEAS/EXT INS	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	468,281	SpI Credit		Total:	468,300
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