



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LANE SPENCER
Owner 2:	LANE LAUREN
Owner 3:	
Street 1:	160 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHARRETTE III TR - EDMOND E
Owner 2:	CHARETTE JR TR - EDMOND E
Street 1:	160 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.375 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1967, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.538		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									46,140						46,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	257,900	9,000	3.375	692,500	959,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 398.69						/Parcel: 398.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	257,900	9000	3.375	692,500	959,400	959,400	Year End Roll	9/28/2017
2017	101	FV	253,200	9000	3.375	686,100	948,300	948,300	Year End Roll	9/29/2016
2016	101	FV	250,800	9000	3.375	667,700	927,500	927,500	Year End Roll	1/14/2016
2015	101	FV	243,700	9000	3.375	621,300	874,000	874,000	Year End	10/2/2014
2014	101	FV	224,700	9000	3.375	582,100	815,800	815,800	Year End Roll	1/23/2014
2013	101	FV	219,900	9000	3.335	564,900	793,800	793,800	Year End Roll	10/25/2012
2012	101	FV	228,900	9000	3.335	584,900	822,800	822,800	Year End	1/26/2012
2011	101	FV	233,900	9000	3.335	603,300	846,200	846,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHARRETTE III T	69340-409		5/26/2017		915000	No	No			
CHARRETTE,EDMON	68613-50		12/19/2016	FAMILY		1	No	No		
KUHNS CRAIG O,	48502-537		11/16/2006		830000	No	No			
KUHNS ROGER J T	46300-308		10/18/2005	CONVENIENC	100	No	No			
KUHNS ROGER J T	46300-305		10/18/2005	CONVENIENC	100	No	No			
KUHNS ROGER J,	40572-268		8/22/2003	CONVENIENC	99	No	No			
	11104-428		5/19/1966		9000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2017	6868	ROOF	48,260	C				Strip and re-roof
11/20/2001	2398	WDK	9,700	C	7/6/2002			replace existing d
1/23/1996	886-96	ROOF	14,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
12/12/2006	MEAS+INSPCTD	100	B MORGAN
7/6/2002	MEAS+INSPCTD	613	M COLE
5/6/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

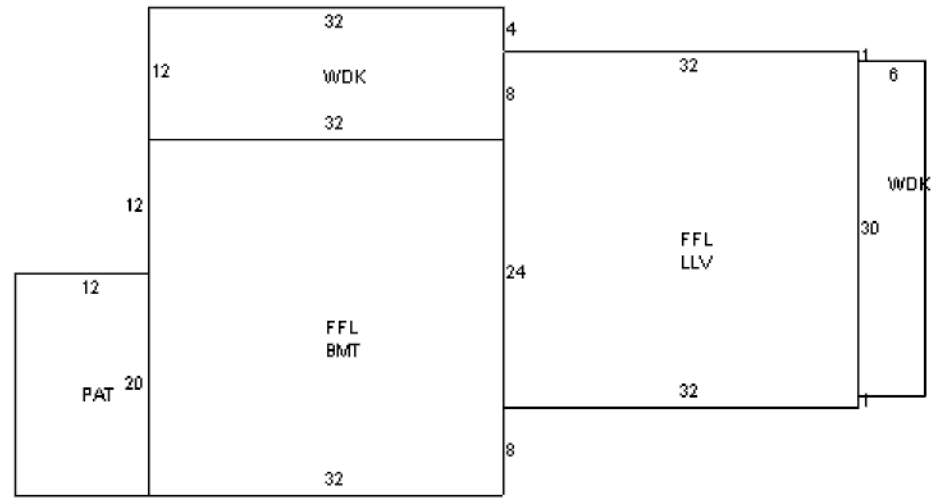
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

1500sf given to 119-16-0 plan 1130 doc #578 FY00.
10/15/98 BK29228 PG373.

SKETCH**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

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

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	6	BR	3	Bath	3	HB					

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:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	1

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	27.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		27.6%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.04296875
Const Adj.:	1.01999998
Adj \$ / SQ:	96.808
Other Features:	46500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	356276
Depreciation:	98332
Depreciated Total:	257944

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 967875.4032
Juris. Factor:		Val/Su Fin:		107.19
Special Features:	0	Val/Su Net:		52.63
Final Total:	257900	Val/Su SzAd		125.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,048	96.810	198,264	
BMT	BASEMENT	1,024	24.200	24,783	
LLV	LOWR LEVEL	1,024	73.820	75,588	
WDK	WOOD DECK	564	16.780	9,462	
PAT	PATIO	240	7.000	1,680	
Net Sketched Area:		4,900	Total:	309,777	
Size Ad	2048	Gross Area	4900	FinArea	2406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	35	A	0

SPEC FEATURES/YARD ITEMS

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
6	CARPORT	D	Y	1	38X24	A	AV	1967	22.00	T	60	101			8,000			8,000
2	SHED/FR	D	Y	1	12X14	A	AV	1980	15.00	T	60	101			1,000			1,000

PARCEL ID

179 1 0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	9,000	Total Special Features:		Total:	9,000
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