



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GREGORY TR RICHARD J
Owner 2:	GREGORY TR GILLIAN M
Owner 3:	GILLIAN GREGORY 2003 REV TRUST
Street 1:	166 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GREGORY TR - RICHARD J
Owner 2:	GREGORY TR - GILLIAN M
Street 1:	166 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.904 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.06715		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,014						2,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,303,100		1.904	648,400	1,951,500	2925	0			
							GIS Ref			
							GIS Ref			
Total Card					1,303,100	1.904	648,400	1,951,500	Entered Lot Size	
Total Parcel					1,303,100	1.904	648,400	1,951,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			381.52	/Parcel:	381.52	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	1,303,100	0	1.904	648,400	1,951,500	1,951,500	Year End Roll	9/28/2017
2017	101	FV	1,168,300	0	1.904	642,000	1,810,300	1,810,300	Year End Roll	9/29/2016
2016	101	FV	1,130,600	0	1.904	623,600	1,754,200	1,754,200	Year End Roll	1/14/2016
2015	101	FV	1,102,900	0	1.904	577,200	1,680,100	1,680,100	Year End	10/2/2014
2014	101	FV	1,108,300	0	1.904	538,000	1,646,300	1,646,300	Year End Roll	1/23/2014
2013	101	FV	1,088,800	0	1.934	522,900	1,611,700	1,611,700	Year End Roll	10/25/2012
2012	101	FV	1,088,800	0	1.934	542,900	1,631,700	1,631,700	Year End	1/26/2012
2011	101	FV	1,108,300	0	1.934	561,300	1,669,600	1,669,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREGORY TR,RICH	65159-81		4/2/2015	CONVENIENC	100	No	No			
GREGORY ,RICHAR	65159-77		4/2/2015	CONVENIENC	100	No	No			
GREGORY ,RICHAR	65159-45		4/2/2015	CONVENIENC	100	No	No			
GREGORY ,RICHAR	65159-41		4/2/2015	CONVENIENC	100	No	No			
BINDER,STEPHEN	61391-509		3/13/2013		1616000	No	No			
ROME BRETT,	51812-565		10/21/2008		1860000	No	No			
LANG ANITA F,	40859-4		9/12/2003		1850000	No	No			
LANG ANDREW KEN	33679-133		9/20/2001	CONVENIENC	10	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/8/2017	6819	RENOVATI	28,800	C	1/30/2018			3/4 bathroom remodel
8/1/2016	6516	ROOF	32,445	C				Strip & re-roof dw
12/22/1997	1326	NEW HOME	300,000	C	6/24/1998			6/24/98 70%

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/20/2014	SALES INSP	618	G BOURGAULT
3/3/2009	MEAS+INSPCTD	100	B MORGAN
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
7/11/1999	MEAS+EXT INS	600	PA
6/24/1998	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.90370	Total SF/SM:	82925.17	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	648,415	Spl Credit	Total:	648,400
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