



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANKSTON MICHAEL J
Owner 2:	WARSHAW MEREDITH G
Owner 3:	
Street 1:	170 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	FRANKSTON - MICHAEL J
Owner 2:	-
Street 1:	170 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1974, Having Primarily WOOD 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	147,200		1.990	651,000	798,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		141.06	/Parcel:	141.06	Insp Date
						Land Unit Type:	03/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	147,200	0	1.99	651,000	798,200	798,200	Year End Roll	9/28/2017
2017	101	FV	147,200	0	1.99	644,600	791,800	791,800	Year End Roll	9/29/2016
2016	101	FV	145,500	0	1.99	626,200	771,700	771,700	Year End Roll	1/14/2016
2015	101	FV	138,900	0	1.99	579,800	718,700	718,700	Year End	10/2/2014
2014	101	FV	137,200	0	1.99	540,600	677,800	677,800	Year End Roll	1/23/2014
2013	101	FV	133,900	0	1.84	520,100	654,000	654,000	Year End Roll	10/25/2012
2012	101	FV	138,900	0	1.84	540,100	679,000	679,000	Year End	1/26/2012
2011	101	FV	142,400	0	1.84	558,500	700,900	700,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRANKSTON,MICHA	69312-509		5/22/2017	FAMILY		1	No	No		
FRANKSTON,MICHA	69312-496		5/22/2017	FAMILY		1	No	No		
FRANKSTON MICHA	34542-316		1/10/2002	CONVENIENC		1	No	No		
JOHN J. PARLA	19754-531		4/12/1989		480000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/1991	0204							Addition/reconstru

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2018	MEAS+INSPCTD	622	K Cuoco
8/16/2013	ENTRY DENIED	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/29/1996	MEAS/EXT INS	606	J SMITH
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	26 - WOOD	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C- - AVG. (-)	
Year Blt:	1974	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		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:	4 - CARPET	
Sec Floors:	1 - PLYWOOD	50%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	35.%
Functional:	O - OVRBLT	50.%
Economic:		%
Special:		%
Override:		%
Total:		67.75%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	0.88051993
Const Adj.:	0.98500001
Adj \$ / SQ:	67.650
Other Features:	53981
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	456387
Depreciation:	309202
Depreciated Total:	147185

COMMENTS

Note of 7/1/06: Major addition/reconstruction began in 1991 has never been completed. Building code and litigation issues ongoing.. 5/22/17: Michael Frankston & Meredith Warshaw 99% interest; Charles Frankton, Newton, MA 1% interest.

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	RMs:	8	BRs:	4	Baths:	3	HB					

REMODELING

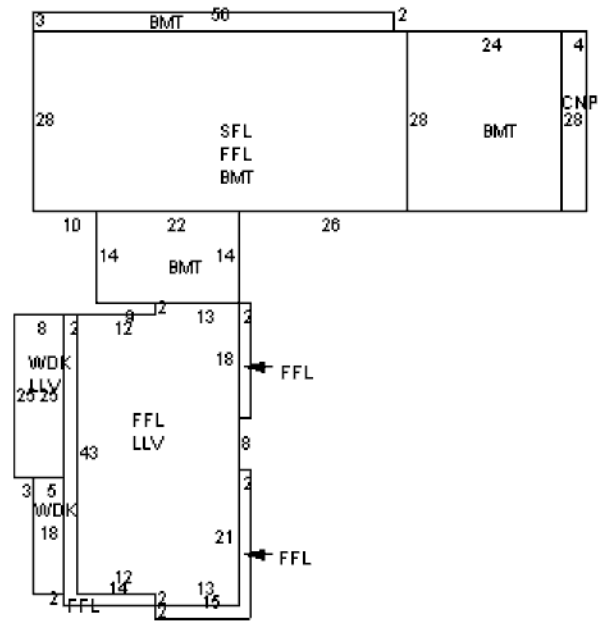
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 309000.0000
Juris. Factor:		Val/Su Fin:	26.01	
Special Features:	0	Val/Su Net:	16.18	
Final Total:	147200	Val/Su SzAd:	32.02	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,973	67.650	201,124	
BMT	BASEMENT	2,772	16.910	46,882	
SFL	2ND FLOOR	1,624	67.650	109,864	
LLV	LOWR LEVEL	1,327	74.420	98,749	
WDK	WOOD DECK	290	19.160	5,558	
CNP	CANOPY	112	22.000	2,464	
Net Sketched Area:		9,098	Total:	464,641	
Size Ad	4597	Gross Area	9098	FinArea	5659

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	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	

PARCEL ID 179 3 0**IMAGE****AssessPro** Patriot Properties, Inc

JUN 25 2007