



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINN ALICE N
Owner 2:	
Owner 3:	
Street 1:	174 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4313 Type:

PREVIOUS OWNER

Owner 1:	HENRY TIMOTHY M -
Owner 2:	FINN ALICE N -
Street 1:	174 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4313

NARRATIVE DESCRIPTION

This Parcel contains 1.974 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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		0.137		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,110						4,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	604,900		1.974	650,500	1,255,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		262.23	/Parcel:	262.23	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	604,900	0	1.974	650,500	1,255,400	1,255,400	Year End Roll	9/28/2017
2017	101	FV	588,300	0	1.974	644,100	1,232,400	1,232,400	Year End Roll	9/29/2016
2016	101	FV	565,900	0	1.974	625,700	1,191,600	1,191,600	Year End Roll	1/14/2016
2015	101	FV	560,500	0	1.974	579,300	1,139,800	1,139,800	Year End	10/2/2014
2014	101	FV	517,800	0	1.974	540,100	1,057,900	1,057,900	Year End Roll	1/23/2014
2013	101	FV	507,000	0	1.974	524,100	1,031,100	1,031,100	Year End Roll	10/25/2012
2012	101	FV	517,800	0	1.974	544,100	1,061,900	1,061,900	Year End	1/26/2012
2011	101	FV	546,300	0	1.974	562,500	1,108,800	1,108,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HENRY TIMOTHY M	44041-54		11/4/2004	CONVENIENC		1	No	No		
PARLA JOHN J	26188-425		4/1/1996		600000	No	No			LOT DIVIDED NOW 1.97
PARLA, JOHN J.	24509-210		5/4/1994	FAMILY		0	No	No		
	11736-681		9/19/1969	PARTIAL INTR	12500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2007	3688	ROOF		C				re-roof
4/14/1999	1677	ADDITION	145,000	C	6/9/1999			5/23/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
5/23/2000	MEAS+INSPCTD	611	P MULHERN
6/9/1999	MEAS/EXT INS	602	D TUCKER
3/29/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.97355	Total SF/SM:	85967.84	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,510	SpI Credit		Total:	650,500
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EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1991
Alt LUC:	
Jurisdic:	
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:	1 - OIL
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:	AV - Average	16.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.8%

BATH FEATURES

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	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:	88.00
Size Adj.:	0.89988756
Const Adj.:	1.01999998
Adj \$ / SQ:	80.774
Other Features:	64933
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	727044
Depreciation:	122143
Depreciated Total:	604901

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1055847.105
Juris. Factor:		Val/Su Fin:	126.36	
Special Features:	0	Val/Su Net:	86.38	
Final Total:	604900	Val/Su SzAd:	151.11	

COMMENTS

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:	9	BR:	5	Bath:	4	HB						

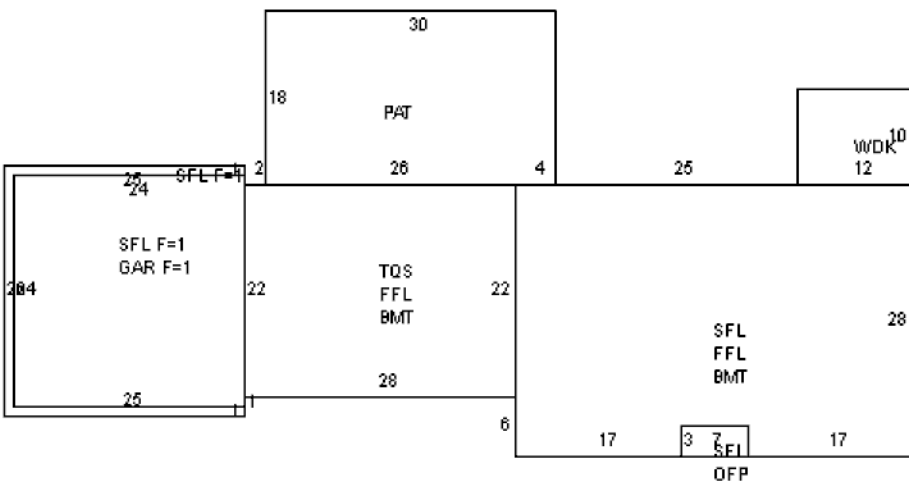
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,798	80.770	145,231	
BMT	BASEMENT	1,743	33.820	58,955	
FFL	1ST FLOOR	1,743	80.770	140,789	
GAR	GARAGE	576	36.000	20,736	
PAT	PATIO	540	7.000	3,780	
TQS	3/4 STORY	462	80.770	37,318	
WDK	WOOD DECK	120	26.130	3,135	
OFF	OPEN PORCH	21	15.000	315	
Net Sketched Area:		7,003	Total:	410,259	
Size Ad	4003	Gross Area	7157	FinArea	4787

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45	A	

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 186 2 0

IMAGE

AssessPro Patriot Properties, Inc



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