



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUBER EDWARD DOUGLAS
Owner 2:	HUBER CAROLYN CORIN
Owner 3:	
Street 1:	173 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MELTZ - MARK
Owner 2:	MELTZ - PILAR
Street 1:	660 TEMPLEBAR WAY
Twn/City:	LOS ALTOS
St/Prov:	CA Cntry
Postal:	94022

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510.80078		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,079						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	570,000	3,900	0.930	462,100	1,036,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.63						/Parcel: 256.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	570,000	3900	.93	462,100	1,036,000	1,036,000	Year End Roll	9/28/2017
2017	101	FV	546,100	3900	.93	436,200	986,200	986,200	Year End Roll	9/29/2016
2016	101	FV	528,700	3900	.93	423,200	955,800	955,800	Year End Roll	1/14/2016
2015	101	FV	509,800	3900	.93	391,900	905,600	905,600	Year End	10/2/2014
2014	101	FV	505,100	3900	.93	351,000	860,000	860,000	Year End Roll	1/23/2014
2013	101	FV	495,600	3900	.93	340,800	840,300	840,300	Year End Roll	10/25/2012
2012	101	FV	495,600	3900	.93	374,800	874,300	874,300	Year End	1/26/2012
2011	101	FV	466,900	3900	.93	381,000	851,800	851,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MELTZ, MARK	69404-591		6/8/2017		1200000	No	No			
COUNTRYSIDE BLD	54927-61		6/30/2010		1050000	No	No			
DIGIOVANNI JAME	51284-430		6/9/2008	MULTI-PARCEL	775000	No	No			
GUY P DIGIOVANN	22787-348		12/31/1992	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2009	4304	WDK	3,500	C	7/21/2010			construct 14x14 gr
5/14/2009	4182	NEW HOME	469,000	C	6/12/2010			
4/29/2009	4170	DEMOLITI		C	7/21/2010			demo existsting hou

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
3/22/1996	MEAS/EXT INS	606	J SMITH
4/22/1995	INSPECTED	600	PA

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

Total AC/HA: 0.93000	Total SF/SM: 40510.80	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 462,079	Spl Credit	Total: 462,100
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