



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WOODS ZACHARY K
Owner 2:	FIELD DEBRA J
Owner 3:	
Street 1:	183 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4311 Type:

**PREVIOUS OWNER**

Owner 1:	GORETTI STEPHEN M -
Owner 2:	-
Street 1:	183 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4311

**NARRATIVE DESCRIPTION**

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	371,900	4,300	1.870	543,400	919,600	2447
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 376.27						/Parcel: 376.27

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	371,900	4300	1.87	543,400	919,600	919,600	Year End Roll	9/28/2017
2017	101	FV	369,000	4300	1.87	513,000	886,300	886,300	Year End Roll	9/29/2016
2016	101	FV	360,800	4300	1.87	497,800	862,900	862,900	Year End Roll	1/14/2016
2015	101	FV	340,900	4300	1.87	461,000	806,200	806,200	Year End	10/2/2014
2014	101	FV	326,700	4300	1.87	413,000	744,000	744,000	Year End Roll	1/23/2014
2013	101	FV	318,200	4300	1.87	401,000	723,500	723,500	Year End Roll	10/25/2012
2012	101	FV	318,200	4300	1.87	441,000	763,500	763,500	Year End	1/26/2012
2011	101	FV	332,400	4300	1.87	448,200	784,900	784,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORETTI STEPHEN	35063-574		3/18/2002		825000	No	No			
GROVES ALLAN M,	31079-316		1/25/2000		650000	No	No			
ABIJAH REED	13007-85		6/30/1976		82500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/2/2001	2289	RENOVATI	15,000	C	6/1/2002			bath and laundry a
9/28/2000	2095	ROOF		C	6/8/2001			
8/7/2000	2038	RENOVATI	30,000	C	6/25/2001			kitchen and bathro

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
6/1/2002	MEAS+INSPCTD	613	M COLE
6/25/2001	MEAS/EXT INS	613	M COLE
10/22/1999	ABATE-INSPEC	600	PA
3/28/1996	MEAS/EXT INS	606	J SMITH
4/22/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

