



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAUNDERS JEFFREY O
Owner 2:	
Owner 3:	
Street 1:	188 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EISNER KENNETH G -
Owner 2:	EISNER CHERYL E -
Street 1:	188 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2007, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 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		
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	6.14	1.000	R2									491,200						491,200	ABUTTS RAILROAD
130	LAND		1.423		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									42,690						42,700	
130	LAND		0.24		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									1,440						1,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,094,800		1.837	491,200	1,586,000		0
130			1.663	44,100	44,100		GIS Ref
							GIS Ref
Total Card	1,094,800		3.500	535,300	1,630,100	Entered Lot Size	
Total Parcel	1,094,800		3.500	535,300	1,630,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		398.85	/Parcel:	398.85	Insp Date
						Land Unit Type:	07/06/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,094,800	0	3.5	535,300	1,630,100	1,630,100	Year End Roll	9/28/2017
2017	101	FV	989,100	0	3.5	520,900	1,510,000	1,510,000	Year End Roll	9/29/2016
2016	101	FV	965,000	0	3.5	520,900	1,485,900	1,485,900	Year End Roll	1/14/2016
2015	101	FV	956,800	0	3.5	448,100	1,404,900	1,404,900	Year End	10/2/2014
2014	101	FV	940,500	0	3.5	406,500	1,347,000	1,347,000	Year End Roll	1/23/2014
2013	101	FV	924,100	0	3.5	396,100	1,320,200	1,320,200	Year End Roll	10/25/2012
2012	101	FV	989,500	0	3.83	398,100	1,387,600	1,387,600	Year End	1/26/2012
2011	101	FV	1,211,300	0	3.83	403,900	1,615,200	1,615,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EISNER KENNETH	55474-191		9/28/2010		1520000	No	No			
BOSTON EDISON C	48185-165		9/19/2006	CHANGE IN US	500000	No	No			
	8779-572		7/19/1956		0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/6/2010	4574	SCREENPR	20,000	C	7/6/2011			construct 12'6" x
10/12/2006	3536	NEW HOME	550,000	C	5/31/2007			single family hous

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	MEAS/EXT INS	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	B MORGAN
5/31/2007	MEAS+INSPCTD	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	10	- ECLECTIC
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:	9	- STONE 5%
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A - VERY GOOD	
Year Blt:	2007	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdicit:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:	6	- AVERAGE
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3	- HARDWOOD
Sec Floors:	15	- CARPET 40%
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:		
Heat Fuel:	10	- PROPANE
Heat Type:	1	- FORCED H/A
# Heat Sys:		
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

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	

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

Full Bath:	4	Rating:	VERY GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	VERY GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	76.00
Size Adj.:	0.89680696
Const Adj.:	0.99473524
Adj \$ / SQ:	67.798
Other Features:	137930
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1104741
Depreciation:	9943
Depreciated Total:	1094798

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	Baths:	4	HB	1				

REMODELING

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

RES BREAKDOWN

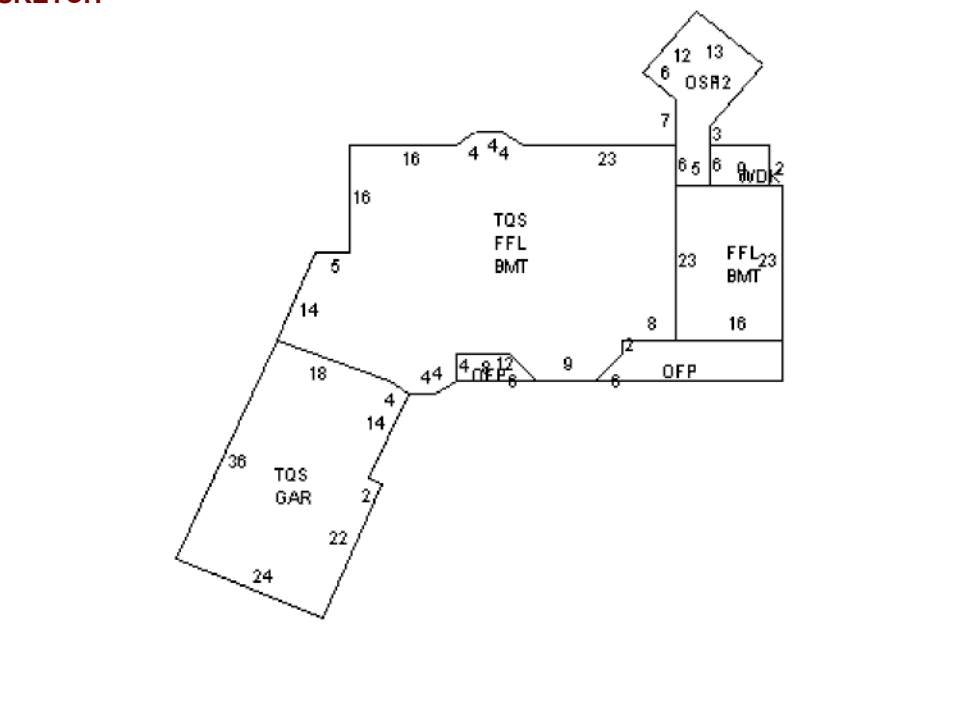
No	Unit	RMS	BRS	FL
	1	9	5	2
Totals				
	1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 186 5 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,134	16.950	36,170	
FFL	1ST FLOOR	2,134	67.800	144,682	
TQS	3/4 STORY	1,953	67.800	132,410	
GAR	GARAGE	838	36.000	30,168	
OSP	SCRN PORCH	209	22.500	4,703	
OFF	OPEN PORCH	192	15.000	2,880	
WDK	WOOD DECK	54	38.000	2,052	
Net Sketched Area:		7,514	Total:	353,064	
Size Ad	4087	Gross Area	8165	FinArea	4087

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE AssessPro Patriot Properties, Inc

