

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GECHTER TR JERRY
Owner 2:	GECHTER TR ANNE M
Owner 3:	GECHTER REALTY TRUST
Street 1:	201 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4309 Type:

PREVIOUS OWNER

Owner 1:	GECHTER - JERRY
Owner 2:	GECHTER - ANNE M
Street 1:	201 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4309

NARRATIVE DESCRIPTION

This Parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

Total AC/HA:	1.88655	Total SF/SM:	82178.12	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	542,700	Spl Credit	Total:	542,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	279,500		1.887	542,700	822,200	2577	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: 298.49		/Parcel: 298.49	Land Unit Type:	Insp Date
							03/23/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	283,300	0	1.887	542,700	826,000	826,000	Year End Roll	9/28/2017
2017	101	FV	328,600	0	1.887	512,300	840,900	840,900	Year End Roll	9/29/2016
2016	101	FV	325,300	0	1.887	497,100	822,400	822,400	Year End Roll	1/14/2016
2015	101	FV	312,200	0	1.887	460,300	772,500	772,500	Year End	10/2/2014
2014	101	FV	308,900	0	1.887	412,300	721,200	721,200	Year End Roll	1/23/2014
2013	101	FV	302,300	0	1.887	400,300	702,600	702,600	Year End Roll	10/25/2012
2012	101	FV	321,000	0	1.89	387,200	708,200	708,200	Year End	1/26/2012
2011	101	FV	328,100	0	1.89	393,500	721,600	721,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GECHTER,JERRY	69961-508		9/21/2017	CONVENIENC		1	No	No		
GECHTER TR,JERR	1515-141		9/21/2017	CONVENIENC		1	No	No		
COOPER LORNA W,	30823-275		11/1/1999		595000	No	No			
AMIEL COOPER	18667-149		11/4/1987	FAMILY	100000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/24/2014	5654	ROOF	8,340	C				strip & re-roof dw
12/15/1998	1598	ROOF		C	2/27/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
7/19/2007	MEAS+INSPCTD	617	D HASCHIG
2/25/2000	MEAS+INSPCTD	600	PA
2/27/1999	MEAS/EXT INS	602	D TUCKER
3/25/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	125 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	16:04:51

LAST REV

Date	Time
04/06/18	11:08:58

apro  
667

