

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 219 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SMITH STEVEN A |
| Owner 2: | SMITH KAREN N |
| Owner 3: | |
| Street 1: | 219 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4312 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | SMITH - STEVEN A |
| Owner 2: | SMITH - KAREN N |
| Street 1: | 219 TOWER RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4312 |

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 | | 0.06 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 360 | | | | | | 400 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 286,700 | 4,700 | 1.897 | 542,800 | 834,200 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 313.09 | | | | | | /Parcel: 313.09 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 286,700 | 4700 | 1.897 | 542,800 | 834,200 | 834,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 278,400 | 4700 | 1.897 | 512,400 | 795,500 | 795,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 273,300 | 4700 | 1.897 | 497,200 | 775,200 | 775,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 270,700 | 4700 | 1.897 | 460,400 | 735,800 | 735,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 252,900 | 4700 | 1.897 | 412,400 | 670,000 | 670,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 247,900 | 4700 | 1.857 | 400,100 | 652,700 | 652,700 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 252,900 | 4700 | 1.86 | 400,200 | 657,800 | 657,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 258,000 | 4700 | 1.86 | 406,700 | 669,400 | 669,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| SMITH,STEVEN A | 1463-42 | | 11/17/2014 | CONVENIENC | 100 | No | No | | | |
| CARL/FLORENCE S | 937-59 | | 8/22/1980 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|---------|
| 6/22/1998 | 1446 | ADDITION | 55,000 | C | 2/27/1999 | | | |
| 4/22/1992 | 30 | WDK | | C | 12/28/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/4/2017 | MEAS/EXT INS | 4 | JG |
| 7/19/2007 | MEAS+INSPCTD | 617 | D HASCHIG |
| 2/27/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 5/10/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 12/28/1993 | PERMIT VISIT | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

