



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PALMER GERALD D
Owner 2:	PALMER JEAN B
Owner 3:	
Street 1:	247 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4329 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	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		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	465,100	600	1.990	547,000	1,012,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 445.34						/Parcel: 445.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	465,100	600	1.99	547,000	1,012,700	1,012,700	Year End Roll	9/28/2017
2017	101	FV	458,100	600	1.99	516,600	975,300	975,300	Year End Roll	9/29/2016
2016	101	FV	447,900	600	1.99	501,400	949,900	949,900	Year End Roll	1/14/2016
2015	101	FV	437,400	600	1.99	464,600	902,600	902,600	Year End	10/2/2014
2014	101	FV	409,600	600	1.99	416,600	826,800	826,800	Year End Roll	1/23/2014
2013	101	FV	402,600	600	1.99	404,600	807,800	807,800	Year End Roll	10/25/2012
2012	101	FV	415,900	600	1.99	444,600	861,100	861,100	Year End	1/26/2012
2011	101	FV	423,200	600	1.99	451,800	875,600	875,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PURNA N. PAREEK	21367-293		8/21/1991		462000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/2012	5167	MANUAL	11,772	C				install roof mount
3/1/2012	4991	RENOVATI	20,000	C	5/31/2012			remove 1 non-beari
1/11/2000	1868	MANUAL	70,000	C	5/15/2000			enlarge bedroom up
4/27/1993	225	SHED	3,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
7/19/2007	MEAS/EXT INS	617	D HASCHIG
5/15/2000	MEAS+INSPCTD	611	P MULHERN
5/10/1996	MEAS+INSPCTD	606	J SMITH
4/2/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
12/28/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	2 - GRAVTY H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	2 - GRAVTY H/A		
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Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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
2	SHED/FR	D	Y	1	8X10	A	AV	1993	15.00	T	50	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:	1 - 1ST FLOOR		
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD - Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.01385224
Const Adj.:	0.99959999
Adj \$ / SQ:	92.224
Other Features:	97796
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	543375
Depreciation:	78246
Depreciated Total:	465129

COMMENTS

PLUS .95 AC. IN WESTON SETBACK .

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:	10	BR:	4	Bath:	3	HB:	1				

REMODELING

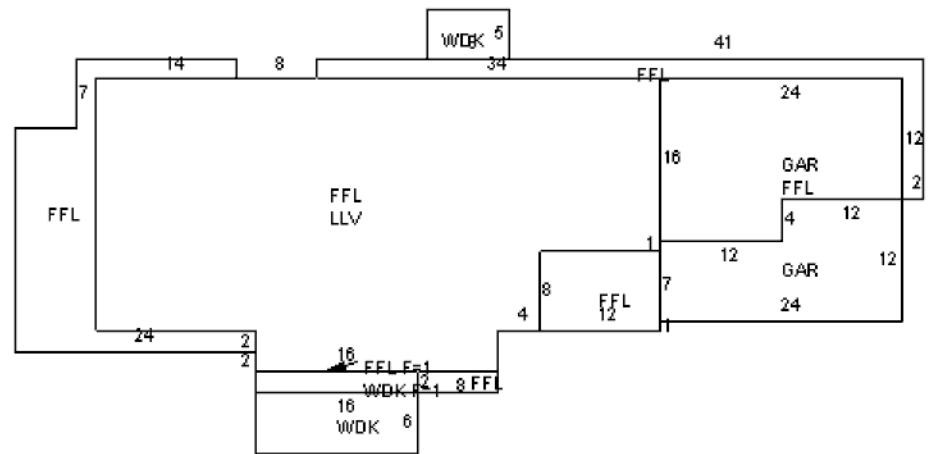
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	882111.2903
Juris. Factor:		Val/Su Fin:	204.53		
Special Features:	0	Val/Su Net:	105.27		
Final Total:	465100	Val/Su SzAd:	204.53		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,274	92.220	209,717	
LLV	LOWR LEVEL	1,400	46.110	64,557	
GAR	GARAGE	576	36.000	20,736	
WDDK	WOOD DECK	168	22.730	3,819	
Net Sketched Area:		4,418	Total:	298,829	
Size Ad	2274	Gross Area	4418	Fin Area	2274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

