



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRACKETT TESSA FRANCES LAWRENCE
Owner 2:	
Owner 3:	
Street 1:	241 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4329 Type:

PREVIOUS OWNER

Owner 1:	Gyftopoulos - Elias P
Owner 2:	Gyftopoulos - Artemis E
Street 1:	241 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4329

NARRATIVE DESCRIPTION

This Parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		2.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									60,990						61,000	
101	ONE FAM		0.62		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,720						3,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	738,600	1,300	4.490	711,100	1,451,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.69						/Parcel: 234.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	738,600	1300	4.49	711,100	1,451,000	1,451,000	Year End Roll	9/28/2017
2017	101	FV	692,800	1300	4.49	704,700	1,398,800	1,398,800	Year End Roll	9/29/2016
2016	101	FV	678,300	1300	4.49	686,300	1,365,900	1,365,900	Year End Roll	1/14/2016
2015	101	FV	659,100	1300	4.49	639,900	1,300,300	1,300,300	Year End	10/2/2014
2014	101	FV	607,900	1300	4.49	600,700	1,209,900	1,209,900	Year End Roll	1/23/2014
2013	101	FV	595,100	1300	4.49	584,700	1,181,100	1,181,100	Year End Roll	10/25/2012
2012	101	FV	585,400	1300	4.49	604,700	1,191,400	1,191,400	Year End	1/26/2012
2011	101	FV	574,900	1300	4.49	623,100	1,199,300	1,199,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Gyftopoulos,Eli	60646-424		12/4/2012		1222600	No	No			
GYFTOPOULOS ELI	51189-392		5/19/2008	FAMILY	10	No	No			
JAMES J. HAYES	12226-667		6/19/1972		35000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/31/2016	6377	WOOD STO		C				Replace wood burni
1/15/2014	5630	WOOD STO		C				install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	D VELUTTI
5/11/1996	MEAS+INSPCTD	606	J SMITH
3/29/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:	6	- STUCCO 50%
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1974	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		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:	4	- CARPET 25%
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	17.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			17.0%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.90329587
Const Adj.:	0.98972654
Adj \$ / SQ:	81.355
Other Features:	79414
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	889864
Depreciation:	151277
Depreciated Total:	738587

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's:	13	BR's:	6	Bath's:	4	HB						

REMODELING

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

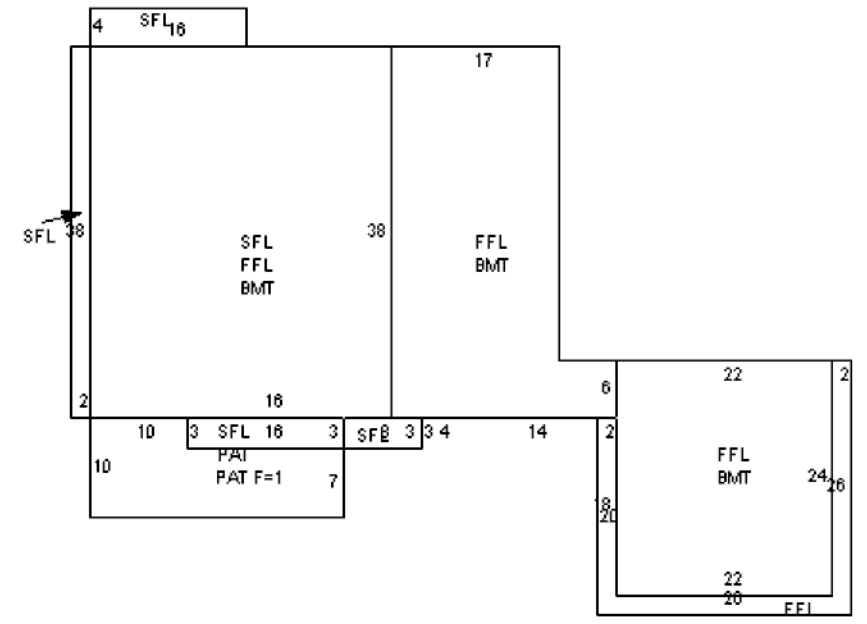
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	1
Totals			
1	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,524	81.360	205,341	
BMT	BASEMENT	2,388	39.660	94,710	
SFL	2ND FLOOR	1,390	81.360	113,084	
PAT	PATIO	260	7.000	1,820	
Net Sketched Area:		6,562	Total:	414,955	
Size Ad	3914	Gross Area	6562	FinArea	6183

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	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
19	PATIO	D	Y	1	200	A	AV	1974	7.00	T	70	101			400			400
19	PATIO	D	Y	1	14X30	A	AV	1974	7.00	T	70	101			900			900

PARCEL ID 190 13 0

More:	N	Total Yard Items:	1,300	Total Special Features:		Total:	1,300
-------	---	-------------------	-------	-------------------------	--	--------	-------

IMAGE

AssessPro Patriot Properties, Inc

