



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAWKES GREGORY A
Owner 2:	HAWKES ELAINE P
Owner 3:	
Street 1:	237 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 2.38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		0.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,190						8,200	
101	ONE FAM		0.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,620						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	334,300	1,800	2.380	552,200	888,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 346.72						/Parcel: 346.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	334,300	1800	2.38	552,200	888,300	888,300	Year End Roll	9/28/2017
2017	101	FV	323,200	900	2.38	521,800	845,900	845,900	Year End Roll	9/29/2016
2016	101	FV	312,900	900	2.38	506,600	820,400	820,400	Year End Roll	1/14/2016
2015	101	FV	310,100	900	2.38	469,800	780,800	780,800	Year End	10/2/2014
2014	101	FV	290,400	900	2.38	421,800	713,100	713,100	Year End Roll	1/23/2014
2013	101	FV	284,700	900	2.38	409,800	695,400	695,400	Year End Roll	10/25/2012
2012	101	FV	290,400	900	2.38	449,800	741,100	741,100	Year End	1/26/2012
2011	101	FV	296,000	900	2.38	457,000	753,900	753,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PETER E. SPREAD	16263-545		7/2/1985		479000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS+INSPCTD	617	D HASCHIG
5/15/2000	MEAS/EXT INS	611	P MULHERN
2/27/1999	MEAS/EXT INS	602	D TUCKER
3/26/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	50%
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:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
19	PATIO	D	Y	1	18X18	G	AV	1950	8.75	T	70	101			900			900
19	PATIO	D	Y	1	12X12	A	AV	2017	7.00	T	15	101			900			900

More: N

Total Yard Items: 1,800

Total Special Features:

Total: 1,800

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
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	23.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			23.8%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.01455021
Const Adj.:	1.03275001
Adj \$ / SQ:	92.204
Other Features:	49500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	438708
Depreciation:	104412
Depreciated Total:	334295

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												

REMODELING

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

RES BREAKDOWN

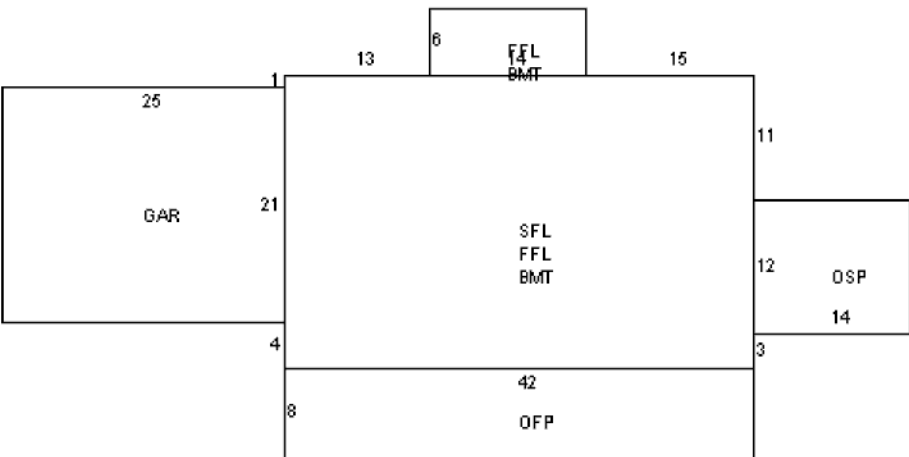
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	
Ind.Val:	921415.8102			
Juris. Factor:		Val/Su Fin:	130.48	
Special Features:	0	Val/Su Net:	74.74	
Final Total:	334300	Val/Su SzAd:	147.40	

PARCEL ID 190 14 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,176	28.810	33,885	
FFL	1ST FLOOR	1,176	92.200	108,432	
SFL	2ND FLOOR	1,092	92.200	100,687	
GAR	GARAGE	525	36.000	18,900	
OFP	OPEN PORCH	336	15.000	5,040	
OSP	SCRN PORCH	168	22.500	3,780	
Net Sketched Area:		4,473	Total:	270,724	
Size Ad	2268	Gross Area	4473	FinArea	2562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE

AssessPro Patriot Properties, Inc

