



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	COUGHLIN S. BRENDAN
Owner 2:	
Owner 3:	
Street 1:	218 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GUTIERREZ - LISA A
Owner 2:	-
Street 1:	218 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.21 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.203		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,090						6,100	
132	UNDEV		1.17		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									7,020						7,000	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	792,800	8,400	2.040	652,500	1,453,700	2612 1/9 interest in common land parcel 128-1-10.
132			1.170	7,000	7,000	
Total Card	792,800	8,400	3.210	659,500	1,460,700	Entered Lot Size
Total Parcel	792,800	8,400	3.210	659,500	1,460,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	336.14	/Parcel:	336.14	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	790,600	8400	3.21	659,500	1,458,500	1,458,500	Year End Roll	9/28/2017
2017	101	FV	778,000	8400	3.21	653,100	1,439,500	1,439,500	Year End Roll	9/29/2016
2016	101	FV	756,700	8400	3.21	634,700	1,399,800	1,399,800	Year End Roll	1/14/2016
2015	101	FV	835,400	8400	3.21	588,300	1,432,100	1,432,100	Year End	10/2/2014
2014	101	FV	779,400	8400	3.21	549,100	1,336,900	1,336,900	Year End Roll	1/23/2014
2013	101	FV	765,400	8400	3.21	533,100	1,306,900	1,306,900	Year End Roll	10/25/2012
2012	101	FV	765,400	8400	3.21	553,100	1,326,900	1,326,900	Year End	1/26/2012
2011	101	FV	761,500	8400	3.21	571,500	1,341,400	1,341,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUTIERREZ,LISA	1461-52		10/10/2014		1397000	No	No			
GUTIERREZ,CARLO	1401-31		6/20/2011	DIVORCE/ESTA		1	No	No		
HESSLER JOHN CH	1383-148		5/12/2010		1375000	No	No			
HOMESPOT, LLC,	1354-128		6/4/2008	CONVENIENC		100	No	No		
HESSLER JOHN C,	1331-150		1/10/2007	CONVENIENC		0	No	No		
SIMON MICHAEL P	1263-2		1/6/2003		1455000	No	No			
STRECKER WILLIA	1198-115		10/23/1998		978000	No	No			
COUNTRYSIDE CON	N/A		11/24/1989		799000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2003	2768	POOL	30,000	C	5/29/2004			inground pool & sp
7/31/2003	2741	MANUAL	6,500	C	5/29/2004			exp sun porch & de
6/16/2003	2712	ROOF		C				
2/14/2003	2643	RENOVATI	75,000	C	6/27/2003			move structural wa

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/27/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	D VELUTTI
6/27/2003	MEAS/EXT INS	615	D VELUTTI
4/16/1999	MEAS+INSPCTD	600	PA
3/29/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

