



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FAHEY MARTIN J
Owner 2:	
Owner 3:	
Street 1:	220 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4329 Type:

PREVIOUS OWNER

Owner 1:	GORDON MICHAEL S -
Owner 2:	-
Street 1:	220 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4329

NARRATIVE DESCRIPTION

This Parcel contains 2.637 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, 9 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 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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.8		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									4,800						4,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	830,600		1.837	646,400	1,477,000	2613 1/9 interest in common land parcel 128-1-10.	0
132			0.800	4,800	4,800		GIS Ref
Total Card		830,600	2.637	651,200	1,481,800	Entered Lot Size	GIS Ref
Total Parcel		830,600	2.637	651,200	1,481,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 320.25		/Parcel: 320.25		Land Unit Type:	07/19/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	830,600	0	2.637	651,200	1,481,800	1,481,800	Year End Roll	9/28/2017
2017	101	FV	780,400	0	2.637	644,800	1,425,200	1,425,200	Year End Roll	9/29/2016
2016	101	FV	764,800	0	2.637	626,400	1,391,200	1,391,200	Year End Roll	1/14/2016
2015	101	FV	735,100	0	2.637	580,000	1,315,100	1,315,100	Year End	10/2/2014
2014	101	FV	682,200	0	2.637	540,800	1,223,000	1,223,000	Year End Roll	1/23/2014
2013	101	FV	669,000	0	2.637	524,800	1,193,800	1,193,800	Year End Roll	10/25/2012
2012	101	FV	669,000	0	2.64	514,700	1,183,700	1,183,700	Year End	1/26/2012
2011	101	FV	682,200	0	2.64	532,000	1,214,200	1,214,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORDON MICHAEL	1200-44		1/28/1999		944500	No	No			
BAGLEY PATRICIA	1110-119		5/14/1993		745000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2015	6301	MANUAL	4,500	C				Repair damage to g
8/4/2014	5856	KITCHEN	55,400	C	1/21/2015			Kitchen renovation
10/14/2009	4309	ROOF		C				strip & re-roof dw
6/26/1997	1216	SCREENPR	12,000	C	3/7/1998			3/7/98 100%
5/31/1994	476-94	RENOVATI	7,500	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
7/19/2007	MEAS/EXT INS	617	D HASCHIG
3/7/1998	MEAS/EXT INS	602	D TUCKER
3/25/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
6/16/1994	FIELDREV CHG	600	PA
12/5/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

