



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURNS CHRISTOPHER E
Owner 2:	BURNS PATRICIA P
Owner 3:	
Street 1:	222 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4312 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.877 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 Influ	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		1.04		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									6,240						6,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,213,700	171,600	1.837	646,400	2,031,700	179 interest in common land parcel 128-1-10.	
132	2,100	3,600	1.040	6,200	11,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 363.76		/Parcel: 363.76		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	1,215,800	175200	2.877	652,600	2,043,600	2,043,600	Year End Roll	9/28/2017
2017	101	FV	1,170,300	175200	2.877	646,200	1,991,700	1,991,700	Year End Roll	9/29/2016
2016	101	FV	1,120,100	175200	2.877	627,800	1,923,100	1,923,100	Year End Roll	1/14/2016
2015	101	FV	1,109,200	175200	2.877	581,400	1,865,800	1,865,800	Year End	10/2/2014
2014	101	FV	1,032,900	175200	2.877	542,200	1,750,300	1,750,300	Year End Roll	1/23/2014
2013	101	FV	1,011,200	175200	2.877	526,200	1,712,600	1,712,600	Year End Roll	10/25/2012
2012	101	FV	1,032,900	175200	2.88	535,800	1,743,900	1,743,900	Year End	1/26/2012
2011	101	FV	1,054,700	175200	2.88	553,900	1,783,800	1,783,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EISNER KENNETH	1095-165		5/29/1992		875000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2017	MEAS/EXT INS	4	JG
5/4/2017	INFO AT DOOR	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
3/25/1996	MEAS+INSPCTD	606	J SMITH
6/16/1994	FIELDREV CHG	600	PA
11/13/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.87655 Total SF/SM: 125302.52 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 652,640 Spl Credit Total: 652,600

