



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUCZAK ELIZABETH
Owner 2:	LUCZAK ROBERT MICHAEL
Owner 3:	
Street 1:	226 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPORRONG - WILLIAM
Owner 2:	SPORRONG - ANN
Street 1:	226 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.14 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		0.303		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									1,818						1,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	758,700		1.837	646,400	1,405,100	2615 1/9 interest in common land parcel 186-17-0.	0
132			0.303	1,800	1,800		GIS Ref
Total Card		758,700	2.140	648,200	1,406,900	Entered Lot Size	GIS Ref
Total Parcel		758,700	2.140	648,200	1,406,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 380.78		/Parcel: 380.78		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	671,500	0	2.14	648,200	1,319,700	1,319,700	Year End Roll	9/28/2017
2017	101	FV	630,600	0	2.14	641,800	1,272,400	1,272,400	Year End Roll	9/29/2016
2016	101	FV	617,800	0	2.14	623,400	1,241,200	1,241,200	Year End Roll	1/14/2016
2015	101	FV	601,400	0	2.14	577,000	1,178,400	1,178,400	Year End	10/2/2014
2014	101	FV	557,700	0	2.14	537,800	1,095,500	1,095,500	Year End Roll	1/23/2014
2013	101	FV	546,800	0	2.14	521,800	1,068,600	1,068,600	Year End Roll	10/25/2012
2012	101	FV	546,800	0	2.14	470,600	1,017,400	1,017,400	Year End	1/26/2012
2011	101	FV	557,700	0	2.14	486,400	1,044,100	1,044,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPORRONG,WILLIA	1518-61		11/6/2017		1590000	No	No			
HIGGINS BONNIE	1405-143		9/27/2011		1090000	No	No			
HIGGINS PETER I	1213-96		10/28/1999	CONVENIENC		1	No	No		
HUFF, WILLIAM C	1149-194		12/19/1995		650000	No	No		CERT 203944	
COUNTRYSIDE BUI	1097-59		7/1/1992		600000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2016	6411	RENOVATI	150,000	O				Remodel kitchen, 3
6/12/2014	5776	ROOF	7,695	C				Strip and re-roof
9/6/2012	5155	TEMPORAR		C				tent 9/14 to 9/16
8/24/1998	1501	ADDITION	75,000	C	6/9/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
7/19/2007	MEAS+INSPCTD	617	D HASCHIG
6/9/1999	MEAS+INSPCTD	602	D TUCKER
5/15/1996	MEAS+INSPCTD	606	J SMITH
6/16/1994	FIELDREV CHG	600	PA
12/19/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

