



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EDELSTEIN TR STEVEN A
Owner 2:	PENG TR GRACE
Owner 3:	THE GRACE PENG REVOCABLE TRUST
Street 1:	230 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4312 Type:

PREVIOUS OWNER

Owner 1:	EDELSTEIN - STEVEN
Owner 2:	PENG - GRACE
Street 1:	230 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4312

NARRATIVE DESCRIPTION

This Parcel contains 2.837 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		1		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									6,000						6,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,017,800		1.837	646,400	1,664,200	179 interest in common land parcel 128-1-10.	0
132			1.000	6,000	6,000		GIS Ref
Total Card		1,017,800	2.837	652,400	1,670,200	Entered Lot Size	GIS Ref
Total Parcel		1,017,800	2.837	652,400	1,670,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 269.45		/Parcel: 269.45		Land Unit Type:	06/19/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,017,800	0	2.837	652,400	1,670,200	1,670,200	Year End Roll	9/28/2017
2017	101	FV	955,600	0	2.837	646,000	1,601,600	1,601,600	Year End Roll	9/29/2016
2016	101	FV	936,100	0	2.837	627,600	1,563,700	1,563,700	Year End Roll	1/14/2016
2015	101	FV	911,000	0	2.837	581,200	1,492,200	1,492,200	Year End	10/2/2014
2014	101	FV	843,900	0	2.837	542,000	1,385,900	1,385,900	Year End Roll	1/23/2014
2013	101	FV	777,100	0	2.837	526,000	1,303,100	1,303,100	Year End Roll	10/25/2012
2012	101	FV	649,300	0	2.84	532,300	1,181,600	1,181,600	Year End	1/26/2012
2011	101	FV	662,400	0	2.84	550,200	1,212,600	1,212,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EDELSTEIN,STEVE	1459-98		9/4/2014	CONVENIENC		1	No	No		
WHINSTON MICHAEL	1190-160		7/7/1998		895000	No	No			
COUNTRYSIDE BUI	1081-145		5/29/1991		745000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/9/2011	4818	RENOVATI	345,797	C	6/13/2013			reconstruct kit, b
2/21/2002	2435	RENOVATI	20,000	C	7/6/2002			remodel basement i

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2012	MEAS/EXT INS	25	D ERSKINE
11/12/2008	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	M COLE
4/15/1999	MEAS+INSPCTD	600	PA
5/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

