



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 232 |        | TOWER RD, LINCOLN     |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | BUZANIS CHARLES T   |
| Owner 2:  | ANANIA CAROL A      |
| Owner 3:  |                     |
| Street 1: | 232 TOWER RD        |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-4312 Type:    |

**PREVIOUS OWNER**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | HIDAKA JOANNE MARIE - |
| Owner 2:  | -                     |
| Street 1: | 232 TOWER RD          |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry              |
| Postal:   | 01773-4312            |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.527 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 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 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       |          | 0.69        |                    | ACRES     | CONS RESTR | 0.2       | 0          | 30,000.    | 0.200 | R4    |             |           |        |   |        |   |        |   | 4,140           |           |   |           |        |      | 4,100     | Cons Restr |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description                                 | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|---|-----------|
| 101                                   | 872,000        |            | 1.837     | 646,400    | 1,518,400   | 3567 1/9 interest in common land parcel 128-1-10. | 0         |
| 132                                   | 2,200          | 12,500     | 0.690     | 4,100      | 18,800      |   | GIS Ref   |
| Total Card                            |                |            |           |            |             | Entered Lot Size                                  | GIS Ref   |
| Total Parcel                          |                |            |           |            |             | Total Land:                                       | Insp Date |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:                                   | 08/16/13  |
| Total Value per SQ unit /Card: 289.06 |                |            |           |            |             | /Parcel: 289.06                                   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 874,200    | 12500     | 2.527     | 650,500    | 1,537,200   | 1,537,200     | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 820,800    | 12500     | 2.527     | 644,100    | 1,477,400   | 1,477,400     | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 804,000    | 12500     | 2.527     | 625,700    | 1,442,200   | 1,442,200     | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 782,400    | 12500     | 2.527     | 579,300    | 1,374,200   | 1,374,200     | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 726,000    | 12500     | 2.527     | 540,100    | 1,278,600   | 1,278,600     | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 711,500    | 12500     | 2.527     | 524,100    | 1,248,100   | 1,248,100     | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 711,500    | 12500     | 2.53      | 505,000    | 1,229,000   | 1,229,000     | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 726,000    | 12500     | 2.53      | 521,900    | 1,260,400   | 1,260,400     | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| HIDAKA JOANNE M | 1307-62   |      | 8/29/2005  |              | 1430000    | No | No  |       |                 |       |
| NIEDERMEYER BER | 1214-48   |      | 8/27/1999  | CONVENIENC   |            | 1  | No  | No    |                 |       |
| NIEDERMEYER BER | 1211-64   |      | 8/27/1999  | CONVENIENC   | 46015      | No | No  |       |                 |       |
| NIEDERMEYER JOA | 1076-154  |      | 12/8/1993  | PART INTERES | 125158     | No | No  |       | PUT IN A TRUST  |       |
| COUNTRYSIDE BUI | 1076-154  |      | 12/18/1990 |              | 725000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment          |
|------------|--------|----------|--------|-----|------------|----------|----------|------------------|
| 10/13/2006 | 3540   | RENOVATI | 80,000 | C   | 5/31/2007  |          |          | Renovate kitchen |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 8/16/2013 | MEAS/EXT INS | 25  | D ERSKINE |
| 5/31/2007 | MEAS/EXT INS | 100 | B MORGAN  |
| 12/1/2005 | MEAS+INSPCTD | 615 | D VELUTTI |
| 3/26/1996 | MEAS+INSPCTD | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA

