



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOLF JULIE
Owner 2:	
Owner 3:	
Street 1:	234 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4312 Type:

PREVIOUS OWNER

Owner 1:	WEINBERG - INGE TOFTEGAARD
Owner 2:	-
Street 1:	234 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4312

NARRATIVE DESCRIPTION

This Parcel contains 2.647 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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		0.81		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									4,860						4,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	714,100		1.837	646,400	1,360,500	7/9 interest in common land parcel 128-1-10.	0
132		3,100	0.810	4,900	8,000		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: 402.97						/Parcel: 402.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	714,100	3100	2.647	651,300	1,368,500	1,368,500	Year End Roll	9/28/2017
2017	101	FV	671,000	3100	2.647	644,900	1,319,000	1,319,000	Year End Roll	9/29/2016
2016	101	FV	657,600	3100	2.647	626,500	1,287,200	1,287,200	Year End Roll	1/14/2016
2015	101	FV	640,800	3100	2.647	580,100	1,224,000	1,224,000	Year End	10/2/2014
2014	101	FV	510,600	3100	2.647	540,900	1,054,600	1,054,600	Year End Roll	1/23/2014
2013	101	FV	500,500	3100	2.647	524,900	1,028,500	1,028,500	Year End Roll	10/25/2012
2012	101	FV	500,500	3100	2.65	515,500	1,019,100	1,019,100	Year End	1/26/2012
2011	101	FV	527,600	3100	2.65	532,900	1,063,600	1,063,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WEINBERG,INGE T	1434-65		5/14/2013		1400000	No	No			
WEINBERG ARNOLD	1258-74		9/19/2002	CONVENIENC		1	Yes	No		
COUNTRYSIDE BUI	1091-76		2/12/1992		295000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6886	RENOVATI	15,000	O				Renovate bathroom
7/18/2013	5481	RENOVATI	35,000	C				reno laundry room
4/3/2006	3385	ADDITION	125,000	C	6/13/2006			Remodel kitchen;+ bathroom
12/15/2005	3325	RENOVATI	30,000	C	6/13/2006			
4/6/2000	1918	SHED	7,000	C	6/8/2001			
4/6/2000	1917	DEMOLITI		C	6/8/2001			shed
8/31/1994	335	SHED	1,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2014	SALES INSP	618	G BOURGAULT
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	B MORGAN
6/13/2006	MEAS+INSPCTD	50	J NOONE
6/8/2001	MEAS/EXT INS	613	M COLE
6/1/1996	MEAS+INSPCTD	606	J SMITH
3/29/1996	MEAS/EXT INS	606	J SMITH
6/16/1994	FIELDREV CHG	600	PA
4/28/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	3	Rating:	GOOD

COMMENTS

1.17AC COMMON LAND

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	1	# Units	1							
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals						RMs: 9	BRs: 3	Baths: 2			HB	1

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 50%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		5.8%

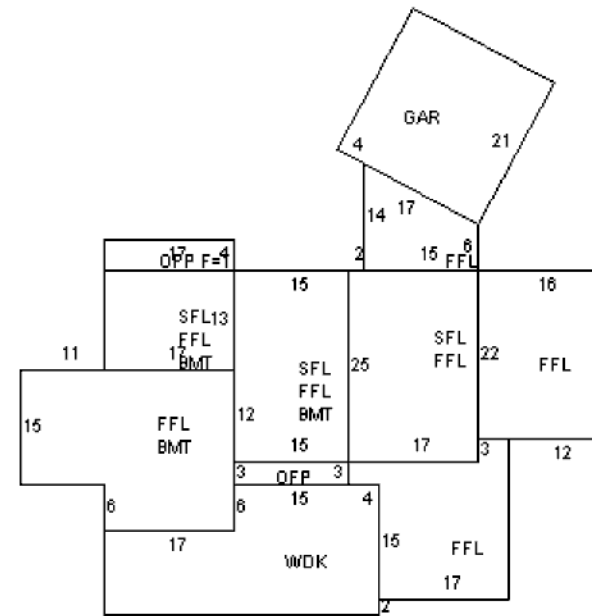
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

SKETCH



Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.92667842
Const Adj.:	1.02999997
Adj \$ / SQ:	86.858
Other Features:	75668
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	758117
Depreciation:	43971
Depreciated Total:	714147

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	674700.0000
Juris. Factor:		Val/Su Fin:	210.28		
Special Features:	0	Val/Su Net:	128.02		
Final Total:	714100	Val/Su SzAd:	210.28		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,375	86.860	206,287	
BMT	BASEMENT	1,118	21.710	24,277	
SFL	2ND FLOOR	1,021	86.860	88,682	
WDK	WOOD DECK	510	17.040	8,693	
GAR	GARAGE	441	36.000	15,876	
OFF	OPEN PORCH	113	15.000	1,695	
Net Sketched Area:		5,578	Total:	345,510	
Size Ad	3396	Gross Area	5578	FinArea	3396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	SHED/FR	D	Y	1	20x11	G	GD	2000	18.75	T	25	132			3,100		3,100

PARCEL ID

190 9 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100
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