

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMPSON ANDREW
Owner 2:	REBOLA-THOMPSON ANNMARIE
Owner 3:	
Street 1:	7 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRUENNER - DAVID K
Owner 2:	BRUENNER - KATE K
Street 1:	PO BOX 442
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1904, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		13068		SQUARE FE	PRIME SITE		0	6.78	4.585	R3									406,260						406,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	197,400	1,200	0.300	406,300	604,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.85						/Parcel: 367.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	167,800	1200	.3	406,300	575,300	575,300	Year End Roll	9/28/2017
2017	101	FV	163,200	1200	.3	383,500	547,900	547,900	Year End Roll	9/29/2016
2016	101	FV	160,200	1200	.3	372,100	533,500	533,500	Year End Roll	1/14/2016
2015	101	FV	158,600	1200	.3	344,500	504,300	504,300	Year End	10/2/2014
2014	101	FV	140,100	1200	.3	308,600	449,900	449,900	Year End Roll	1/23/2014
2013	101	FV	101,900	1200	.3	299,600	402,700	402,700	Year End Roll	10/25/2012
2012	101	FV	104,000	1200	.3	329,600	434,800	434,800	Year End	1/26/2012
2011	101	FV	106,100	1200	.3	335,000	442,300	442,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRUENNER,DAVID	70351-221		12/7/2017		804000	No	No			
Raggio,Gabriel	60144-464		10/1/2012		475000	No	No			
EST. DORA ROBIN	19921-59		7/3/1989		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2013	5511	MANUAL	18,000	C				replace the siding
1/15/2013	5297	RENOVATI	10,000	C				sheet metal work f

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS/EXT INS	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	J SMITH
5/2/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.30000	Total SF/SM:	13068.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	406,260	Spl Credit		Total:	406,300
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