

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OUTTEN TR NANCY K
Owner 2:	
Owner 3:	TOWER ROAD HOUSE QPRT
Street 1:	PO BOX 6073
Street 2:	3 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6073 Type:

PREVIOUS OWNER

Owner 1:	OUTTEN TR - NANCY K
Owner 2:	-
Street 1:	PO BOX 6073
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6073

NARRATIVE DESCRIPTION

This Parcel contains .65 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		28313.4		SQUARE FE	PRIME SITE		0	6.78	2.278	R3									437,269						437,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	380,100	5,900	0.650	437,300	823,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Total Value per SQ unit /Card:	276.07
						/Parcel:	276.07
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	380,100	5900	.65	437,300	823,300	823,300	Year End Roll	9/28/2017
2017	101	FV	376,800	5900	.65	412,800	795,500	795,500	Year End Roll	9/29/2016
2016	101	FV	366,300	5900	.65	400,500	772,700	772,700	Year End Roll	1/14/2016
2015	101	FV	343,900	5900	.65	370,800	720,600	720,600	Year End	10/2/2014
2014	101	FV	327,900	5900	.65	332,100	665,900	665,900	Year End Roll	1/23/2014
2013	101	FV	318,300	5900	.71	326,400	650,600	650,600	Year End Roll	10/25/2012
2012	101	FV	286,500	5900	.71	440,600	733,000	733,000	Year End	1/26/2012
2011	101	FV	300,900	5900	.71	455,600	762,400	762,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OUTTEN TR,NANCY	63929-55		7/17/2014	FAMILY		99	No	No		
OUTTEN NANCY K,	54287-289		2/12/2010	FAMILY		10	No	No		
NANCY K. OUTTEN	16227-199		6/17/1985	FAMILY		10	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/2011	4877	ROOF		C				strip & re-roof dw
11/5/1993	387	SHED	2,500	C	12/29/1993			

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
12/29/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

