

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EGENDORF ANDREW		
Owner 2:	EGENDORF LINDA		
Owner 3:			
Street 1:	PO BOX 614		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-0614		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 6.91 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1990, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		5.073		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									152,190						152,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,138,500	3,900	6.910	949,000	3,091,400		
Total Card	2,138,500	3,900	6.910	949,000	3,091,400	Entered Lot Size	
Total Parcel	2,138,500	3,900	6.910	949,000	3,091,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		330.75	/Parcel:	330.75	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	2,138,500	3900	6.91	949,000	3,091,400	3,091,400	Year End Roll	9/28/2017
2017	101	FV	2,044,000	3900	6.91	949,000	2,996,900	2,996,900	Year End Roll	9/29/2016
2016	101	FV	2,025,900	3900	6.91	897,000	2,926,800	2,926,800	Year End Roll	1/14/2016
2015	101	FV	2,004,800	3900	6.91	841,800	2,850,500	2,850,500	Year End	10/2/2014
2014	101	FV	1,962,600	3900	6.91	832,200	2,798,700	2,798,700	Year End Roll	1/23/2014
2013	101	FV	1,560,000	3600	6.91	812,200	2,375,800	2,375,800	Year End Roll	10/25/2012
2012	101	FV	1,568,400	3600	6.91	832,200	2,404,200	2,404,200	Year End	1/26/2012
2011	101	FV	1,487,400	3600	6.91	878,600	2,369,600	2,369,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIANE SPREADBUR	17315-572		8/19/1986		840000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/2012	5190	RENOVATI	10,000	C				repair siding due
8/30/2010	4556	ADDITION	800,000	C	6/16/2011			addition of home t
8/26/2010	4555	MANUAL		C	6/16/2011			foundation only fo

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2011	PERMIT VISIT	618	G BOURGAULT
6/20/2007	MEAS/EXT INS	617	D HASCHIG
5/7/1999	MEAS+INSPCTD	600	PA
3/19/1996	MEAS+INSPCTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	74 24 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	22:54:33

LAST REV

Date	Time
06/18/13	12:24:20
apro	
2022	

Total AC/HA: 6.90955 Total SF/SM: 300980.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 948,990 Spl Credit Total: 949,000

EXTERIOR INFORMATION

Type:	10 - ECLECTIC
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	AA - SUPERB		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	1 - EXTENSIVE		
Insulation:	3 - EXTENSIVE		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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
87	HELIPAD	D	Y	1		A	GD	1998	6,000.00	T	35	101			3,900			3,900
91	HOME THEATRE	D	S	1		G	GD	2012	125,000.00	T	0	101			125,000			125,000

More: N	Total Yard Items:	3,900	Total Special Features:	125,000	Total:	128,900
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BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	8	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	7	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	76.00
Size Adj.:	0.84745008
Const Adj.:	1.00979996
Adj \$ / SQ:	65.037
Other Features:	95271
Grade Factor:	3.30
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2277722
Depreciation:	264216
Depreciated Total:	2013506

COMMENTS

FAA APPROVED HELIPORT HORIZON HILL.
ROUGH PLUMBED FOR ADD FBATH..

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:	10	BRs:	2	Baths:	3	HB	2				

REMODELING

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

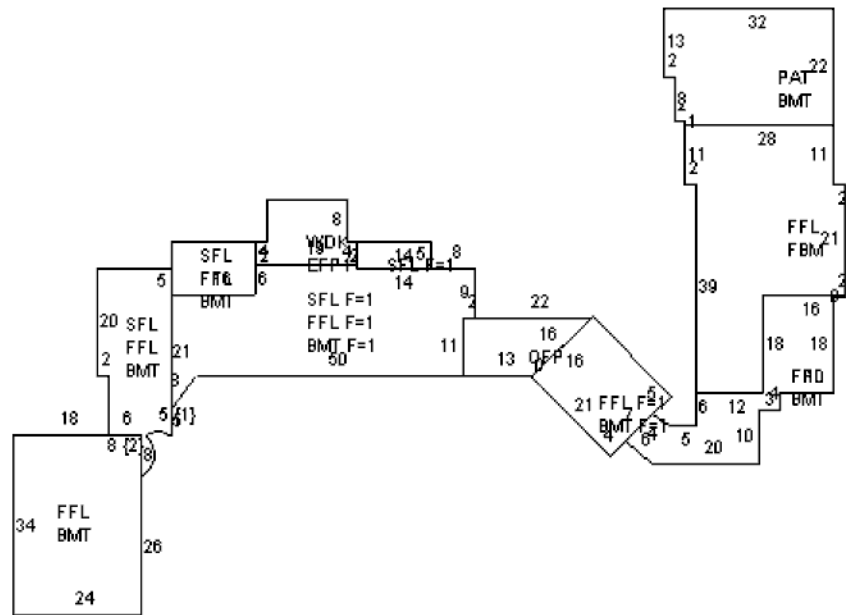
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	2	
Totals			
1	10	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	2233253.524
Juris. Factor:		Val/Su Fin:		228.79	
Special Features:	125000	Val/Su Net:		170.53	
Final Total:	2138500	Val/Su SzAd		347.33	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,429	65.040	288,051	
BMT	BASEMENT	3,987	35.770	142,617	
SFL	2ND FLOOR	1,728	65.040	112,385	
FBM	FIN BMT	1,121	29.270	32,808	
PAT	PATIO	679	7.000	4,753	
OFP	OPEN PORCH	204	15.000	3,060	
EFP	ENCL PORCH	196	36.000	7,056	
WDK	WOOD DECK	196	21.520	4,218	
Net Sketched Area:		12,540	Total:	594,948	
Size Ad	6157	Gross Area	12540	FinArea	9347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc



JUN 20 2007