



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BROWN SARA R
Owner 2:	
Owner 3:	
Street 1:	24 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

**PREVIOUS OWNER**

Owner 1:	BROWN STEPHEN D -
Owner 2:	BROWN SARA R -
Street 1:	24 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2007, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	8.08	1.697	R4									549,622						549,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	563,900		0.920	549,600	1,113,500	1427	0			
							GIS Ref			
							GIS Ref			
Total Card					563,900	0.920	549,600	1,113,500	Entered Lot Size	
Total Parcel					563,900	0.920	549,600	1,113,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		270.70	/Parcel:	270.70	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	563,900	0	.92	549,600	1,113,500	1,113,500	Year End Roll	9/28/2017
2017	101	FV	552,600	0	.92	544,200	1,096,800	1,096,800	Year End Roll	9/29/2016
2016	101	FV	541,800	0	.92	528,500	1,070,300	1,070,300	Year End Roll	1/14/2016
2015	101	FV	519,800	0	.92	489,100	1,008,900	1,008,900	Year End	10/2/2014
2014	101	FV	514,200	0	.92	455,800	970,000	970,000	Year End Roll	1/23/2014
2013	101	FV	503,200	0	.92	442,100	945,300	945,300	Year End Roll	10/25/2012
2012	101	FV	525,100	0	.92	459,200	984,300	984,300	Year End	1/26/2012
2011	101	FV	555,100	0	.92	474,800	1,029,900	1,029,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWN STEPHEN D	47432-151		5/8/2006	FAMILY		1	No	No		
BROWN STEPHEN D	43485-408		8/10/2004	CONVENIENC		1	No	No		
COLLINS LAURENC	32877-430		5/17/2001		785000	No	No			
RICHARD H. MISS	12414-128		4/13/1973		55000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/1/2011	4844	FINISH B	52,000	C	1/10/2012			finish bmt space
5/31/2006	3447	RENO-ADD	495,400	C	6/8/2007			Reno existing hous
11/21/1997	1311	ROOF	4,000	C	3/7/1998			3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/28/2012	MEAS+INSPCTD	25	D ERSKINE
6/8/2007	MEAS+INSPCTD	100	B MORGAN
3/7/1998	MEAS/EXT INS	602	D TUCKER
3/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	549,622	Spl Credit		Total:	549,600
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