



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELIAS DANIEL
Owner 2:	KEANE KAREN M
Owner 3:	
Street 1:	27 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3209 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1895, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	528,800		1.890	648,000	1,176,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 316.79						/Parcel: 316.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	528,800	0	1.89	648,000	1,176,800	1,176,800	Year End Roll	9/28/2017
2017	101	FV	505,400	0	1.89	641,600	1,147,000	1,147,000	Year End Roll	9/29/2016
2016	101	FV	486,300	0	1.89	623,200	1,109,500	1,109,500	Year End Roll	1/14/2016
2015	101	FV	468,000	0	1.89	576,800	1,044,800	1,044,800	Year End	10/2/2014
2014	101	FV	463,400	0	1.89	537,600	1,001,000	1,001,000	Year End Roll	1/23/2014
2013	101	FV	454,200	0	1.89	521,600	975,800	975,800	Year End Roll	10/25/2012
2012	101	FV	454,200	0	1.89	433,600	887,800	887,800	Year End	1/26/2012
2011	101	FV	483,600	0	1.89	448,300	931,900	931,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EST. ISABEL PEI	19555-9		12/23/1988		345000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/2/2003	2687	RENOVATI	38,750	C	6/28/2003			bathroom 6/28 5%
1/26/1998	1337	ADDITION	260,000	C	6/4/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	D VELUTTI
6/28/2003	MEAS/EXT INS	615	D VELUTTI
3/6/1999	MEAS+INSPCTD	602	D TUCKER
6/4/1998	MEAS+INSPCTD	602	D TUCKER
3/19/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.88955	Total SF/SM:	82308.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,990	Spl Credit		Total:	648,000
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