



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIRTH SEAN D
Owner 2:	WIRTH LAUREN Y
Owner 3:	
Street 1:	21 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3209 Type:

PREVIOUS OWNER

Owner 1:	GREEN - ROBERT V
Owner 2:	GREEN - THERESE T
Street 1:	21 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3209

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Influ	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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	450,900	29,300	1.837	646,400	1,126,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 251.42						/Parcel: 251.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	450,900	29300	1.837	646,400	1,126,600	1,126,600	Year End Roll	9/28/2017
2017	101	FV	438,200	29300	1.837	640,000	1,107,500	1,107,500	Year End Roll	9/29/2016
2016	101	FV	423,500	29300	1.837	621,600	1,074,400	1,074,400	Year End Roll	1/14/2016
2015	101	FV	419,300	29300	1.837	575,200	1,023,800	1,023,800	Year End	10/2/2014
2014	101	FV	389,300	29300	1.837	536,000	954,600	954,600	Year End Roll	1/23/2014
2013	101	FV	381,000	29300	1.837	520,000	930,300	930,300	Year End Roll	10/25/2012
2012	101	FV	389,300	29300	1.84	534,300	952,900	952,900	Year End	1/26/2012
2011	101	FV	397,700	29300	1.84	570,800	997,800	997,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREEN,ROBERT V	66054-433		9/10/2015		1175000	No	No			
EST. ISABEL PEI	20006-360		8/14/1989		275000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2017	6676	MANUAL	3,000	C				Airseal the attic
4/7/1994	441	FINISH B	1,400	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	SALES INSP	618	G BOURGAULT
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS+INSPCTD	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH

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

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	646,400	SpI Credit		Total:	646,400
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EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	17.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.4%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.93750000
Const Adj.:	1.00999999
Adj \$ / SQ:	83.325
Other Features:	66265
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	545904
Depreciation:	94987
Depreciated Total:	450917

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
4	GARAGE/L	D	Y	1	24x30	E	GD	1992	49.00	T	17	101			29,300			29,300

More:	N	Total Yard Items:	29,300	Total Special Features:		Total:	29,300
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BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

BMT 2 LGE RM + .5 BATH .

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	RM: 8	BR: 4	Baths: 3	HB 1

REMODELING

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

RES BREAKDOWN

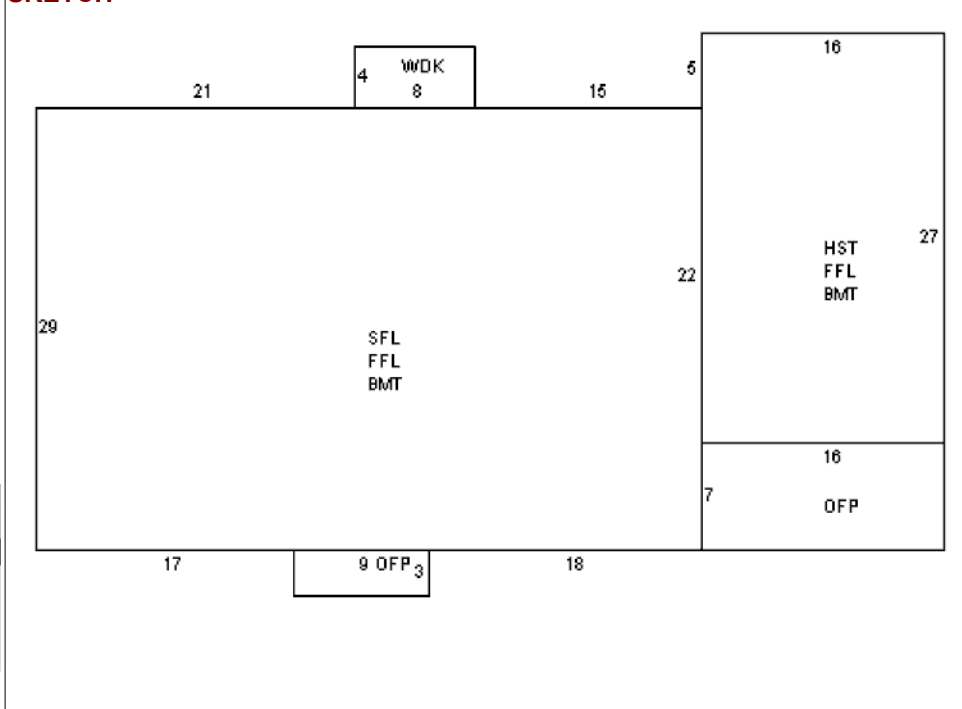
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1029599.386
AvRate:				
Ind.Val				100.62
Juris. Factor:				88.78
Special Features:	0			140.91
Final Total:	450900			

PARCEL ID

152 48 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,708	36.450	62,265	
FFL	1ST FLOOR	1,708	83.320	142,319	
SFL	2ND FLOOR	1,276	83.320	106,323	
HST	HALF STORY	216	83.320	17,998	
OFFP	OPEN PORCH	139	15.000	2,085	
WDK	WOOD DECK	32	38.000	1,216	
Net Sketched Area:		5,079	Total:	332,206	
Size Ad	3200	Gross Area	5295	FinArea	4481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0

IMAGE AssessPro Patriot Properties, Inc

