



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAMILTON THOMAS
Owner 2:	HAMILTON VIRGINIA
Owner 3:	
Street 1:	4 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

PREVIOUS OWNER

Owner 1:	CASWELL FREDERICK M -
Owner 2:	CASWELL PAMELA K -
Street 1:	4 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		69696		SQUARE FE	PRIME SITE		0	8.08	1.103	R4									621,423						621,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	452,900	40,200	1.600	621,400	1,114,500
Total Card	452,900	40,200	1.600	621,400	1,114,500
Total Parcel	452,900	40,200	1.600	621,400	1,114,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		330.44	/Parcel: 330.44

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	452,900	40200	1.6	621,400	1,114,500	1,114,500	Year End Roll	9/28/2017
2017	101	FV	448,900	40200	1.6	615,300	1,104,400	1,104,400	Year End Roll	9/29/2016
2016	101	FV	436,100	40200	1.6	597,600	1,073,900	1,073,900	Year End Roll	1/14/2016
2015	101	FV	408,600	40200	1.6	553,000	1,001,800	1,001,800	Year End	10/2/2014
2014	101	FV	388,900	40200	1.6	515,300	944,400	944,400	Year End Roll	1/23/2014
2013	101	FV	377,100	40200	1.5	491,400	908,700	908,700	Year End Roll	10/25/2012
2012	101	FV	377,100	40200	1.5	510,300	927,600	927,600	Year End	1/26/2012
2011	101	FV	410,000	40200	1.5	527,700	977,900	977,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CASWELL FREDERI	50479-23		12/17/2007		1150000	No	No	
SAWTELL, EST. A	24825-527		8/31/1994		485000	No	No	
	6572-286		1/19/1942		6500	No	No	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/23/2009	4158	RENOVATI	93,000	C	7/21/2010			enlarge kit into s
4/5/1996	920-96	RENO-BAR	37,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	D VELUTTI
3/19/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.60000	Total SF/SM:	69696.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	621,423	SpI Credit		Total:	621,400
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