



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAYNARD NICHOLAS
Owner 2:	MAYNARD ELIZABETH
Owner 3:	
Street 1:	34 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	GUY M CYNTHIA -
Owner 2:	-
Street 1:	34 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

NARRATIVE DESCRIPTION

This Parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:						
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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									61,890						61,900	

Total AC/HA:	3.89955	Total SF/SM:	169864.39	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	858,690	Spl Credit	Total:	858,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	197,300		3.900	858,700	1,056,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 376.07						/Parcel: 376.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	197,300	0	3.9	858,700	1,056,000	1,056,000	Year End Roll	9/28/2017
2017	101	FV	195,500	0	3.9	858,700	1,054,200	1,054,200	Year End Roll	9/29/2016
2016	101	FV	193,600	0	3.9	806,700	1,000,300	1,000,300	Year End Roll	1/14/2016
2015	101	FV	189,900	0	3.9	751,500	941,400	941,400	Year End	10/2/2014
2014	101	FV	182,400	0	3.9	741,900	924,300	924,300	Year End Roll	1/23/2014
2013	101	FV	178,700	0	3.9	721,900	900,600	900,600	Year End Roll	10/25/2012
2012	101	FV	170,500	0	4.22	751,500	922,000	922,000	Year End	1/26/2012
2011	101	FV	175,900	0	4.22	797,900	973,800	973,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUY, M CYNTHIA	43775-366		9/24/2004		1082000	No	No			
GUY, DONALD EST	16882-590		4/2/1986	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/30/2017	6927	SOLAR PA	50,000	C				install solar pane
2/23/2005	3126	ADDITION	200,000	C	6/11/2005			gar, kitc, laun, m

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2011	MEAS+INSPCTD	25	D ERSKINE
5/10/2005	MEAS+INSPCTD	600	PA
5/17/1996	MEAS+INSPCTD	606	J SMITH
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	85 10 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	23:56:35

LAST REV

Date	Time
01/30/18	12:36:45

blakeley
2133

