



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIDLEWSKI JOSHUA M
Owner 2:	GIDLEWSKI CAILIN G
Owner 3:	
Street 1:	54 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3307 Type:

PREVIOUS OWNER

Owner 1:	Lennon - James V
Owner 2:	Rushby - Kathy A
Street 1:	54 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This Parcel contains 1.239 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1886, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		53954		SQUARE FE	PRIME SITE		0	8.08	1.338	R4									583,264						583,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	481,500	3,100	1.239	583,300	1,067,900
Total Card		481,500	3,100	1.239	583,300
Total Parcel		481,500	3,100	1.239	583,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 310.21		/Parcel: 310.21	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/14/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	481,500	3100	1.239	583,300	1,067,900	1,067,900	Year End Roll	9/28/2017
2017	101	FV	467,800	3100	1.239	577,500	1,048,400	1,048,400	Year End Roll	9/29/2016
2016	101	FV	449,600	3100	1.239	560,900	1,013,600	1,013,600	Year End Roll	1/14/2016
2015	101	FV	445,100	3100	1.239	519,000	967,200	967,200	Year End	10/2/2014
2014	101	FV	167,800	3100	1.239	483,600	654,500	654,500	Year End Roll	1/23/2014
2013	101	FV	164,100	3100	1.13	460,000	627,200	627,200	Year End Roll	10/25/2012
2012	101	FV	167,800	3100	1.13	389,200	560,100	560,100	Year End	1/26/2012
2011	101	FV	171,500	3100	1.13	395,600	570,200	570,200	Year End	2/10/2011

Parcel ID 163 20 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lennon,James V	59690-448		8/8/2012		689000	No	No			Death Cert #59690-446
DEE, HELEN A.	14937-344		3/21/1983	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/03/18	00:04:14

LAST REV

Date	Time
03/17/16	09:52:01

USER DEFINED

Prior Id # 1:	85 24 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2015	6132	RENOVATI	175,000	C	10/30/2015			Owner takes custod
4/13/2015	6053	RENOVATI	23,400	C	3/17/2016			Install landing, b
2/26/2014	5656	MANUAL	18,000	C	5/14/2014			sheet metal for du
6/24/2013	5456	RENO-ADD	620,000	C	10/30/2015			addition of family
4/14/1997	1165-97	ROOF	3,000	C	6/15/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	MEAS/EXT INS	25	D ERSKINE
10/5/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	D VELUTTI
6/15/1997	MEAS/EXT INS	100	B MORGAN
3/19/1996	MEAS/EXT INS	606	J SMITH
12/8/1989	INSPECTED	601	PAUL MARSH

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

