

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMALL JONATHAN C
Owner 2:	SMALL PAMELA H
Owner 3:	
Street 1:	61 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3304 Type:

PREVIOUS OWNER

Owner 1:	ADKINS ROBERT H -
Owner 2:	ADKINS ALISON CORNER -
Street 1:	61 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3304

NARRATIVE DESCRIPTION

This Parcel contains 2.667 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:						
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	
101	ONE FAM		0.83		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,980						5,000	Wetland

Total AC/HA:	2.66655	Total SF/SM:	116154.91	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	651,380	SpI Credit	Total:	651,400
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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	987,300		2.667	651,400	1,638,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		306.96	/Parcel:	306.96	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	987,300	0	2.667	651,400	1,638,700	1,638,700	Year End Roll	9/28/2017
2017	101	FV	883,600	0	2.667	645,000	1,528,600	1,528,600	Year End Roll	9/29/2016
2016	101	FV	854,300	0	2.667	626,600	1,480,900	1,480,900	Year End Roll	1/14/2016
2015	101	FV	830,900	0	2.667	580,200	1,411,100	1,411,100	Year End	10/2/2014
2014	101	FV	771,300	0	2.667	541,000	1,312,300	1,312,300	Year End Roll	1/23/2014
2013	101	FV	755,600	0	2.667	525,000	1,280,600	1,280,600	Year End Roll	10/25/2012
2012	101	FV	755,600	0	2.67	507,400	1,263,000	1,263,000	Year End	1/26/2012
2011	101	FV	771,300	0	2.67	524,500	1,295,800	1,295,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADKINS ROBERT H	42949-70		6/2/2004		1592500	No	No			
COUNTRYSIDE EST	19961-185		7/25/1989		868625	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/5/2011	4878	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS+INSPCTD	25	D ERSKINE
5/10/2005	MEAS/EXT INS	600	PA
3/19/1996	MEAS+INSPCTD	606	J SMITH
12/13/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 27 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
10/03/18	00:05:49

LAST REV

Date	Time
03/28/14	13:49:14

brennanp
2151

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Structure:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A	- VERY GOOD
Year Blt:	1989	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		
Partition:	E	- EXTNSIVE
Prim Floors:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	14	- HVAC
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

DEPRECIATION

Phys Cond:	AV	- Average	18	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			18	%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.89369535
Const Adj.:	1.05059993
Adj \$ / SQ:	85.441
Other Features:	65236
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1203997
Depreciation:	216720
Depreciated Total:	987278

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	

More: N Total Yard Items: Total Special Features: Total:

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:	4	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:		

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS

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	S:	11	BR:	S:	5	Bath:	S:	3	HB	S:	1

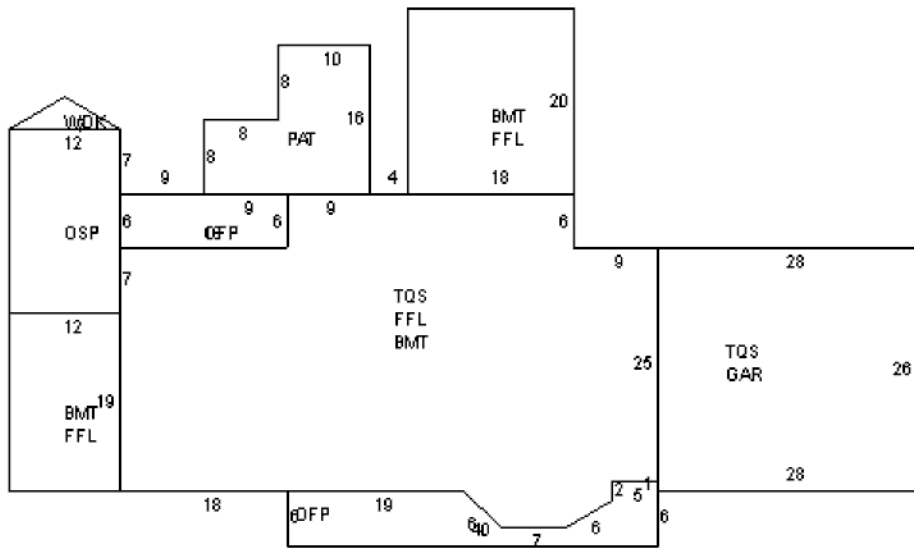
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	2
Totals			
1	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,326	32.040	74,526	
FFL	1ST FLOOR	2,326	85.440	198,737	
TQS	3/4 STORY	1,850	85.440	158,024	
GAR	GARAGE	728	36.000	26,208	
OFP	OPEN PORCH	305	15.000	4,575	
OSP	SCRN PORCH	240	22.500	5,400	
PAT	PATIO	224	7.000	1,568	
WDK	WOOD DECK	22	38.000	836	
Net Sketched Area:		8,021	Total:	469,874	
Size Ad	4175.5	Gross Area	8637	FinArea	5339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 163 28 0