



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREEN JERRY R
Owner 2:	GREEN PAMELA S
Owner 3:	
Street 1:	59 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3304 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.297 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	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		2.46		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									14,760						14,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	564,900	23,800	4.297	661,200	1,249,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.00						/Parcel: 310.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	564,900	23800	4.297	661,200	1,249,900	1,249,900	Year End Roll	9/28/2017
2017	101	FV	548,000	23600	4.297	654,800	1,226,400	1,226,400	Year End Roll	9/29/2016
2016	101	FV	526,400	23600	4.297	636,400	1,186,400	1,186,400	Year End Roll	1/14/2016
2015	101	FV	520,900	23600	4.297	590,000	1,134,500	1,134,500	Year End	10/2/2014
2014	101	FV	482,700	23600	4.297	550,800	1,057,100	1,057,100	Year End Roll	1/23/2014
2013	101	FV	471,800	23600	4.297	534,800	1,030,200	1,030,200	Year End Roll	10/25/2012
2012	101	FV	482,700	23600	4.3	531,200	1,037,500	1,037,500	Year End	1/26/2012
2011	101	FV	510,100	23600	4.3	548,800	1,082,500	1,082,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTRYSIDE EST	19347-132		9/19/1988		753600	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2013	5369	ROOF	21,300	C	7/10/2013			repair gar roof du
5/21/2009	4184	TEMPORAR		C				tent 6/12 to 6/14

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/16/2007	MEAS/EXT INS	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	J SMITH
12/5/1989	INSPECTED	601	PAUL MARSH

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

Total AC/HA:	4.29655	Total SF/SM:	187157.70	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	661,160	Spl Credit		Total:	661,200
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