



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARNOLD TR JOHN H
Owner 2:	ARNOLD TR LUCY W
Owner 3:	JOHN H ARNOLD FAMILY TRUST
Street 1:	48 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	ARNOLD - JOHN H
Owner 2:	ARNOLD - LUCY W
Street 1:	48 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1865, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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		50094		SQUARE FE	PRIME SITE		0	8.08	1.418	R4									573,908						573,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	485,500		1.150	573,900	1,059,400
Total Card	485,500		1.150	573,900	1,059,400
Total Parcel	535,400		1.150	573,900	1,109,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		361.08	/Parcel: 378.08

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/04/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	535,400	0	1.15	573,900	1,109,300	1,109,300	Year End Roll	9/28/2017
2017	101	FV	526,000	0	1.15	568,200	1,094,200	1,094,200	Year End Roll	9/29/2016
2016	101	FV	511,500	0	1.15	551,900	1,063,400	1,063,400	Year End Roll	1/14/2016
2015	101	FV	483,900	0	1.15	510,700	994,600	994,600	Year End	10/2/2014
2014	101	FV	465,000	0	1.15	475,900	940,900	940,900	Year End Roll	1/23/2014
2013	101	FV	453,700	0	1.15	461,700	915,400	915,400	Year End Roll	10/25/2012
2012	101	FV	453,700	0	1.15	479,400	933,100	933,100	Year End	1/26/2012
2011	101	FV	488,000	0	1.15	495,800	983,800	983,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARNOLD,JOHN H	63400-575		3/24/2014	FAMILY	100	No	No			
COURTNEY, JOSEP	20818-522		10/15/1990		365000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2011	4713	RENOVATI	19,750	C				kit reno and new w
10/30/1998	1568	RENO-BAR	29,000	C	2/27/1999			
11/5/1993	388	ADDITION	199,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/16/2007	MEAS/EXT INS	617	D HASCHIG
2/27/1999	MEAS+INSPCTD	602	D TUCKER
3/19/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/29/1993	PERMIT VISIT	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	573,908	SpI Credit		Total:	573,900
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