



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

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	49,900		0.000		49,900		0
							GIS Ref
							GIS Ref
							Insp Date
							05/04/17
Total Card 49,900 0.000 49,900							Entered Lot Size
Total Parcel 535,400 1.150 573,900 1,109,300							Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: 378.08							Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/16/2007	MEAS/EXT INS	617	D HASCHIG

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

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details including Type (30 - GARAGE), Sty Ht (2 - 2), (Liv) Units (0), Total (1), Foundation (3 - BRK OR STN), Frame (1 - WOOD), Prime Wall (2 - CLAPBOARD), Sec Wall (%), Roof Struct (1 - GABLE), Roof Cover (1 - ASPHALT), Color, and View / Desir.

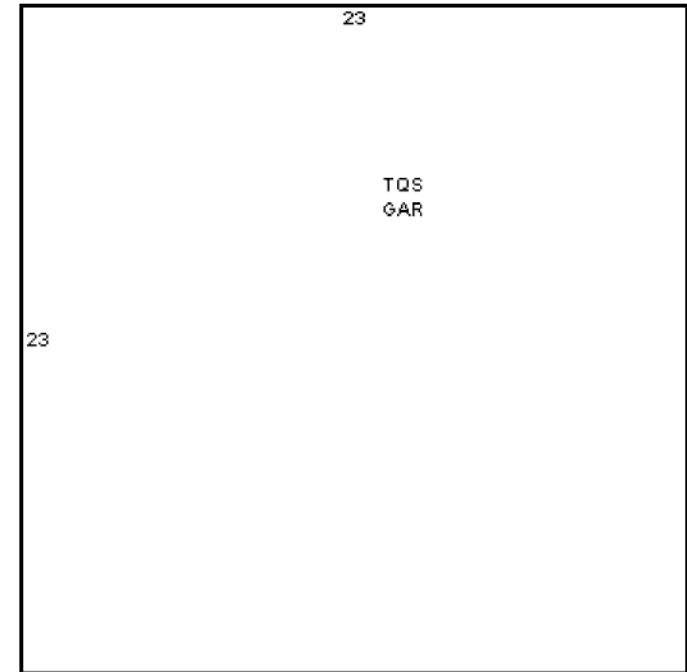
BATH FEATURES

Table with bath features including Full Bath (0), Rating (NONE), A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, Rating, and OthrFix (0).

COMMENTS

Empty table for comments.

SKETCH



GENERAL INFORMATION

Table with general information including Grade (B - GOOD), Year Blt (1998), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features including Kits (0), Rating (NONE), A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with condo information including Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid including 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs, BRs, Baths, HB).

REMODELING

Table with remodeling details including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL, Prim Int Wal (1 - DRYWALL), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (12 - CONCRETE), Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext, Heat Fuel (5 - NONE), Heat Type (8 - NONE), # Heat Sys (0), % Heated, % AC, Solar HW (NO), Central Vac (NO), % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation including Phys Cond (GD - Good), 8.4%, Functional, Economic, Special, Override, Total (8.4%).

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ (44.00), Size Adj (2.26228738), Const Adj (0.87560546), Adj \$ / SQ (87.158), Other Features (0), Grade Factor (1.37), Neighborhood Inf (1.0000000), LUC Factor (1.00), Adj Total (54515), Depreciation (4579), Depreciated Total (49936).

COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (926), Total (39,792), Size Ad (396.75), Gross Area, 1058, FinArea (0).

SUB AREA DETAIL

Table with sub area detail including Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns for 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.

PARCEL ID

163 2 0

IMAGE

AssessPro Patriot Properties, Inc

