



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GIESE LUCRETIA H
Owner 2:	
Owner 3:	
Street 1:	32 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

**PREVIOUS OWNER**

Owner 1:	GIESE PAUL E -
Owner 2:	GIESE LUCRETIA H -
Street 1:	32 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

**NARRATIVE DESCRIPTION**

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1937, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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:				Topo		
D				Street	1	PAVED
s				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		56192.39844		SQUARE FE	PRIME SITE		0	8.08	1.297	R4									588,690						588,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	266,700	7,100	1.290	588,700	862,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 400.23						/Parcel: 400.23	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	266,700	7100	1.29	588,700	862,500	862,500	Year End Roll	9/28/2017
2017	101	FV	262,400	7100	1.29	582,900	852,400	852,400	Year End Roll	9/29/2016
2016	101	FV	260,200	7100	1.29	566,100	833,400	833,400	Year End Roll	1/14/2016
2015	101	FV	253,600	7100	1.29	523,800	784,500	784,500	Year End	10/2/2014
2014	101	FV	236,100	7100	1.29	488,100	731,300	731,300	Year End Roll	1/23/2014
2013	101	FV	231,800	7100	1.29	473,600	712,500	712,500	Year End Roll	10/25/2012
2012	101	FV	221,200	4600	1.29	491,800	717,600	717,600	Year End	1/26/2012
2011	101	FV	225,400	4600	1.29	508,500	738,500	738,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIESE PAUL E,	51623-377		8/28/2008	FAMILY		1 No	No			
YAGGY, DUNCAN	11785-22		12/19/1969		38500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/2004	2902	RENO-ADD	250,000	C	6/23/2004			m kit ad hlf bth

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/5/2011	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	PERMIT VISIT	615	D VELUTTI
6/23/2004	MEAS/EXT INS	615	D VELUTTI
3/18/1996	MEAS+INSPCTD	606	J SMITH
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**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 Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**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
6	CARPORT	D	Y	1	528	A	AV	1940	22.00	T	60	101			4,600			4,600
2	SHED/FR	D	Y	2	10x12	A	AV	2000	15.00	T	30	101			2,500			2,500

More:	N
Total Yard Items:	7,100
Total Special Features:	
Total:	7,100

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:	GD	- Good	26%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	1.02842224
Const Adj.:	0.97849995
Adj \$ / SQ:	91.574
Other Features:	60504
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	360455
Depreciation:	93718
Depreciated Total:	266736

**COMMENTS**

--	--	--	--	--	--	--	--	--	--

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	# Units									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals						7	2	2		1		

**REMODELING**

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

**RES BREAKDOWN**

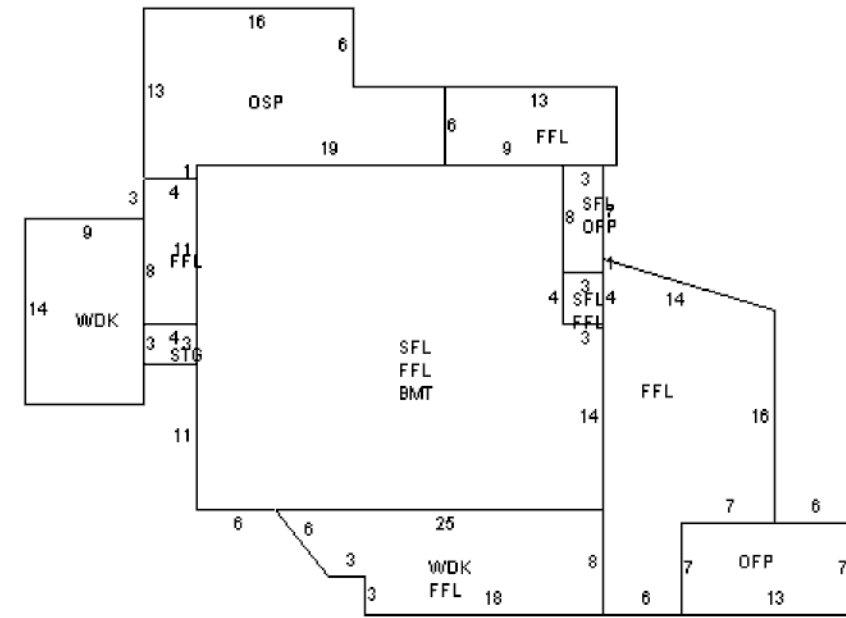
No Unit	RMS	BRS	FL
1	7	2	2
Totals			
1	7	2	2

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 740299.8011
Juris. Factor:			Val/Su Fin:	123.76
Special Features:	0		Val/Su Net:	74.39
Final Total:	266700		Val/Su SzAd	123.76

**PARCEL ID**

152 39 0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,349	91.570	123,534	
SFL	2ND FLOOR	806	91.570	73,809	
BMT	BASEMENT	770	22.890	17,628	
WDK	WOOD DECK	295	19.080	5,629	
OSP	SCRN PORCH	238	22.500	5,355	
OFFP	OPEN PORCH	115	15.000	1,725	
STG	STORAGE	12	15.000	180	
Net Sketched Area:		3,585	Total:	227,860	
Size Ad	2155	Gross Area	3585	FinArea	2155

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

