



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PAYNE ANDREW C
Owner 2:	PAYNE KELLY A
Owner 3:	
Street 1:	83 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PAYNE ANDREW C -
Owner 2:	PAYNE KELLY A -
Street 1:	83 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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	9	ART WL
n				I	B	CESSPL
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.133		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									33,990						34,000	
101	ONE FAM		1.23		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,380						7,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	463,400		4.200	583,800	1,047,200		0
							GIS Ref
							GIS Ref
Total Card	463,400		4.200	583,800	1,047,200	Entered Lot Size	
Total Parcel	463,400		4.200	583,800	1,047,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 280.90		/Parcel: 280.90			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	463,400	0	4.2	583,800	1,047,200	1,047,200	Year End Roll	9/28/2017
2017	101	FV	451,900	0	4.2	553,400	1,005,300	1,005,300	Year End Roll	9/29/2016
2016	101	FV	437,800	0	4.2	538,200	976,000	976,000	Year End Roll	1/14/2016
2015	101	FV	434,000	0	4.2	501,400	935,400	935,400	Year End	10/2/2014
2014	101	FV	407,600	0	4.2	453,400	861,000	861,000	Year End Roll	1/23/2014
2013	101	FV	400,000	0	4.2	441,400	841,400	841,400	Year End Roll	10/25/2012
2012	101	FV	407,600	0	4.65	584,100	991,700	991,700	Year End	1/26/2012
2011	101	FV	415,100	0	4.65	602,500	1,017,600	1,017,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAYNE ANDREW C,	50589-383		1/14/2008	FAMILY		1	No	No		
RYAN ALICE E,	27887-512		11/19/1997	CHD>SALE	385000	Yes	No			EXECUTIX SUSAN TROMBLEY
RYAN MARY J	6135-113		7/19/1937	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/7/1998	1379	ADDITION	280,000	C	6/4/1998			30% 6/4/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/4/2017	MEAS+INSPCTD	4	JG
7/16/2007	MEAS/EXT INS	617	D HASCHIG
5/19/1999	MEAS+INSPCTD	602	D TUCKER
6/4/1998	MEAS+INSPCTD	602	D TUCKER
3/20/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.19955	Total SF/SM:	182932.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	583,770	SpI Credit		Total:	583,800
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