



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		TOWER FIELD LN, LINCOLN

OWNERSHIP

Owner 1:	FRUMKIN PETER
Owner 2:	FRUMKIN ELIZABETH
Owner 3:	
Street 1:	1 TOWER FIELD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROW RONALD V -
Owner 2:	ROW JANE E -
Street 1:	145 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily N/A Exterior and METAL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 18 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	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		56201		SQUARE FE	PRIME SITE		0	8.08	1.296	R4									588,711						588,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	823,500		1.290	588,700	1,412,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 330.15						/Parcel: 330.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	823,500	0	1.29	588,700	1,412,200	1,412,200	Year End Roll	9/28/2017
2017	101	FV	753,700	0	1.29	582,900	1,336,600	1,336,600	Year End Roll	9/29/2016
2016	101	FV	731,800	0	1.29	566,100	1,297,900	1,297,900	Year End Roll	1/14/2016
2015	101	FV	705,500	0	1.29	523,900	1,229,400	1,229,400	Year End	10/2/2014
2014	101	FV	698,900	0	1.29	488,200	1,187,100	1,187,100	Year End Roll	1/23/2014
2013	101	FV	685,800	0	1.29	473,600	1,159,400	1,159,400	Year End Roll	10/25/2012
2012	130	FV	384,300	0	1.29	469,900	854,200	854,200	Year End	1/26/2012
2011	130	FV	91,000	0	1.29	485,900	576,900	576,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROW RONALD V,	45733-492		7/29/2005		560000	No	No			
	9261-405		10/19/1958		29000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/3/2009	4344	NEW HOME	496,600	C	5/31/2012			
9/23/2004	3041	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
6/23/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29020	Total SF/SM:	56201.11	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	588,711	SpI Credit		Total:	588,700
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