

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FELT NATHAN FORREST
Owner 2:	SHIPTON LINDA KAY
Owner 3:	
Street 1:	110 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAZARIDIS SUZANNE L TRS -
Owner 2:	POWER HENRIETEE LAZARIDIS TRS -
Street 1:	110 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	259,100		1.847	664,100	923,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 380.92						/Parcel: 380.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	242,400	0	1.847	646,500	888,900	888,900	Create Final value 2019	6/4/2019
2018	101	FV	242,400	0	1.847	646,500	888,900	888,900	Year End Roll	9/28/2017
2017	101	FV	242,400	0	1.847	640,100	882,500	882,500	Year End Roll	9/29/2016
2016	101	FV	240,000	0	1.847	621,700	861,700	861,700	Year End Roll	1/14/2016
2015	101	FV	230,400	0	1.847	575,300	805,700	805,700	Year End	10/2/2014
2014	101	FV	228,000	0	1.847	536,100	764,100	764,100	Year End Roll	1/23/2014
2013	101	FV	223,300	0	1.847	520,100	743,400	743,400	Year End Roll	10/25/2012
2012	101	FV	241,000	0	1.85	537,900	778,900	778,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAZARIDIS SUZAN	58975-434		4/27/2012	DIVORCE/ESTA	655000	No	No			
LAZARIDIS SUZAN	47631-206		5/19/2006	FAMILY		1	No	No		LAZAROS J LAZARIDIS CONF OF DEATH
DECK HOUSE INC.	11440-150		12/8/1967		52100	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	R-19-0026	ROOF	33,483	C				Remove asphalt roo
12/17/2012	5276	WOOD STO		C				
10/23/1995	843-95	ROOF		C	6/21/1996			install a wood bur

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2012	M&L COMPLETE	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

