



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SOUSA PROPERTIES INC
Owner 2:	
Owner 3:	
Street 1:	12 BRIGHAM STREET
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01749 Type:

**PREVIOUS OWNER**

Owner 1:	SOUSA PROPERTIES INC -
Owner 2:	-
Street 1:	12 BRIGHAM STREET
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749

**NARRATIVE DESCRIPTION**

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1920, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	
101	ONE FAM		0.8		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,800						4,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	108,100	4,000	2.800	569,700	681,800	z142	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		346.09	/Parcel:	346.09	Insp Date
						Land Unit Type:	03/24/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	102,300	4000	2.8	552,100	658,400	658,400	Create Final value 2019	6/4/2019
2018	101	FV	102,300	4000	2.8	552,100	658,400	658,400	Year End Roll	9/28/2017
2017	101	FV	99,300	4000	2.8	521,700	625,000	625,000	Year End Roll	9/29/2016
2016	101	FV	98,200	4000	2.8	506,500	608,700	608,700	Year End Roll	1/14/2016
2015	101	FV	97,300	4000	2.8	469,700	571,000	571,000	Year End	10/2/2014
2014	101	FV	85,600	4000	2.8	421,700	511,300	511,300	Year End Roll	1/23/2014
2013	101	FV	83,700	4000	2.67	405,800	493,500	493,500	Year End Roll	10/25/2012
2012	101	FV	85,600	4000	2.67	545,800	635,400	635,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUSA PROPERTIE	66113-524		9/23/2015	CONVENIENC	100	No	No			
SOUSA PROPERTIE	65171-36		4/6/2015	CONVENIENC	100	No	No			
HARNEY,JOHN C	65097-97		3/23/2015		610000	No	No			
HARNEY PATRICIA	59119-379		5/18/2012	FAMILY	0	No	No			
DEAN LORRAINE C	33020-187		6/8/2001	CONVENIENC	99	No	No			
	7462-462		8/19/1949		8000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2015	6033	RENOVATI	7,500	C				Interior demo only

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/10/2016	PERMIT VISIT	618	G BOURGAULT
3/24/2014	MEAS/EXT INS	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	5	- ASBESTOS
Sec Wall:		%
Roof Struct:	3	- GAMBREL
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C-	- AVG. (-)
Year Blt:	1920	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	5	- STEAM
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

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

**BATH FEATURES**

Kits:	1	Rating: FAIR
A Kits:		Rating:
Frpl:	2	Rating: FAIR
WSFlue:		Rating:

**OTHER FEATURES**

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

**CONDO INFORMATION**

Phys Cond:	FR	- Fair	51%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			51%

**DEPRECIATION**

Basic \$ / SQ:	94.00
Size Adj.:	1.05456853
Const Adj.:	0.95930994
Adj \$ / SQ:	95.096
Other Features:	36225
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	220540
Depreciation:	112475
Depreciated Total:	108065

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	219700.0000
Juris. Factor:		Val/Su Fin:	54.87	
Special Features:	0	Val/Su Net:	35.32	
Final Total:	108100	Val/Su SzAd:	54.87	

**COMMENTS**

Life Estate.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	4	Baths:	2	HB					

**REMODELING**

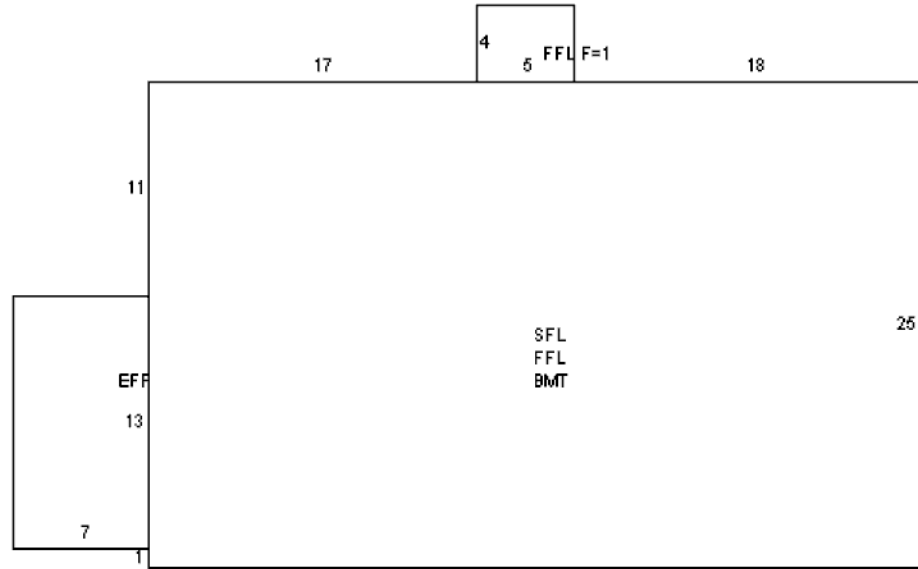
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	219700.0000
Juris. Factor:		Val/Su Fin:	54.87	
Special Features:	0	Val/Su Net:	35.32	
Final Total:	108100	Val/Su SzAd:	54.87	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,020	95.100	96,998	
BMT	BASEMENT	1,000	23.770	23,774	
SFL	2ND FLOOR	950	95.100	90,341	
EPF	ENCL PORCH	91	36.000	3,276	
Net Sketched Area:		3,061	Total:	214,389	
Size Ad	1970	Gross Area	3111	FinArea	1970

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				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
3	GARAGE	D	Y	1	432	F	PR	1920	32.40	T	80	101			2,800			2,800
2	SHED/FR	D	Y	1	10X16	A	AV	1993	15.00	T	50	101			1,200			1,200

**PARCEL ID**

170 26 0

More:	N	Total Yard Items:	4,000	Total Special Features:		Total:	4,000
-------	---	-------------------	-------	-------------------------	--	--------	-------

**IMAGE**

AssessPro Patriot Properties, Inc