

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAMSEY MARGARET A
Owner 2:	
Owner 3:	
Street 1:	103 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 7 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	7.	1.000	R3									560,000						560,000	
132	UNDEV		0.86		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									5,160						5,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,145,200		1.837	560,000	1,705,200
132			0.860	5,200	5,200
Total Card		1,145,200	2.697	565,200	1,710,400
Total Parcel		1,145,200	2.697	565,200	1,710,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.45		/Parcel: 430.45	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,147,900	0	2.697	547,600	1,695,500	1,695,500	Create Final value 2019	6/4/2019
2018	101	FV	1,147,900	0	2.697	547,600	1,695,500	1,695,500	Year End Roll	9/28/2017
2017	101	FV	1,064,900	0	2.697	517,200	1,582,100	1,582,100	Year End Roll	9/29/2016
2016	101	FV	1,037,300	0	2.697	502,000	1,539,300	1,539,300	Year End Roll	1/14/2016
2015	101	FV	1,027,500	0	2.697	465,200	1,492,700	1,492,700	Year End	10/2/2014
2014	101	FV	989,200	0	2.697	417,200	1,406,400	1,406,400	Year End Roll	1/23/2014
2013	101	FV	968,800	0	2.697	405,200	1,374,000	1,374,000	Year End Roll	10/25/2012
2012	101	FV	1,025,600	0	2.692	424,500	1,450,100	1,450,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RISLEY SUSAN,	28651-257		5/28/1998		1325000	No	No			
RISLEY, CHRISTO	26896-429		12/11/1996	CONVENIENC		1	No	No		
VAGLIANO, ANDRE	25718-169		10/6/1995		1162500	No	No			2 LOTS SOLD TOGETHER
MEAD VARNUM	14489-108		12/14/1981	PARTIAL INTR	120000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2015	6276	WINDOWS	31,144	C				Replace 20 windows
8/4/2014	5855	WINDOWS	35,074	C				
12/10/2012	5267	WINDOWS	38,405	C				replace 16 windows
5/31/1996	964-96	FENCE	10,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS+INSPCTD	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
4/8/1999	MEAS+INSPCTD	600	
6/5/1997	MEAS/EXT INS	602	
3/20/1996	MEAS/EXT INS	606	
5/2/1994	FIELDREV CHG	600	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	105 8 2
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	16:08:45

LAST REV

Date	Time
12/03/15	11:11:04
blakeley	
182	

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %

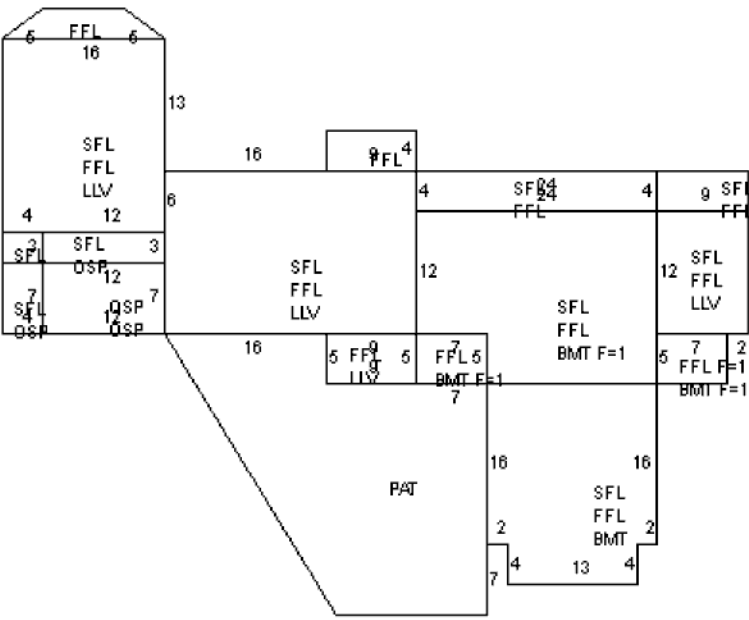
BATH FEATURES

Table with bath features: Full Bath 5, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 5, Rating: AVERAGE

COMMENTS

Large empty box for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: A+ - EXCELLENT, Year Blt: 1989, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: , Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

RESIDENTIAL GRID

Table for residential grid with columns: 1st Res Grid, Desc, Line 1, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 1, Lvl 2, Lower, Totals (RMs: 13, BRs: 7, Baths: 5, HB: 1).

REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 13, 7, 2.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table for depreciation: Phys Cond: GD - Good, 12.%, Functional: , Economic: , Special: , Override: . Total: 12.%

CALC SUMMARY

Table for calc summary: Basic \$ / SQ: 94.00, Size Adj.: 0.91925246, Const Adj.: 1.01999998, Adj \$ / SQ: 88.138, Other Features: 86391, Grade Factor: 2.65, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1301411, Depreciation: 156169, Depreciated Total: 1145242

COMPARABLE SALES

Table for comparable sales with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Val/Su Fin, Val/Su Net, Final Total.

SUB AREA

Table for sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,979, Total: 404,707, Size Ad: 3545, Gross Area: 5979, FinArea: 3974.

SUB AREA DETAIL

Table for sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, SFL, LLV, BMT, PAT.

SPEC FEATURES/YARD ITEMS

Large table for spec features/yard items with columns: 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.

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: