



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ST CLAIR FORREST
Owner 2:	ANAGNOSTAKIS KATHRYN
Owner 3:	
Street 1:	111 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	TRIPP CYNTHIA -
Owner 2:	CHAPIN ROBERT -
Street 1:	111 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									37,890						37,900	
101	ONE FAM		1.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,600						6,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,242,200	500	4.200	708,500	1,951,200		0
							GIS Ref
							GIS Ref
Total Card	1,242,200	500	4.200	708,500	1,951,200	Entered Lot Size	
Total Parcel	1,242,200	500	4.200	708,500	1,951,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		317.87	/Parcel:	317.87	Insp Date
						Land Unit Type:	10/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,170,700	0	4.2	690,900	1,861,600	1,861,600	Create Final value 2019	6/4/2019
2018	101	FV	1,170,700	0	4.2	690,900	1,861,600	1,861,600	Year End Roll	9/28/2017
2017	101	FV	1,056,300	0	4.2	684,500	1,740,800	1,740,800	Year End Roll	9/29/2016
2016	101	FV	1,030,600	0	4.2	666,100	1,696,700	1,696,700	Year End Roll	1/14/2016
2015	101	FV	1,020,500	0	4.2	619,700	1,640,200	1,640,200	Year End	10/2/2014
2014	101	FV	1,000,300	0	4.2	580,500	1,580,800	1,580,800	Year End Roll	1/23/2014
2013	101	FV	980,200	0	4.	558,500	1,538,700	1,538,700	Year End Roll	10/25/2012
2012	101	FV	1,060,800	0	4.	578,500	1,639,300	1,639,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRIPP CYNTHIA ,	34788-593		2/8/2002		830000	No	No			
CHAPIN MARGARET	22805-166		1/6/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/24/2007	3774	NEW HOME	1,000,000	C	11/26/2008			
9/14/2007	3770	DEMOLITI		C	5/27/2008			demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/27/2008	MEAS+INSPCTD	100	
12/13/2003	MEAS+INSPCTD	615	
3/20/1996	MEAS+INSPCTD	606	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

