



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SINKEVICIUS APOLINARAS
Owner 2:	SINKEVICIUS KERSTIN W
Owner 3:	
Street 1:	124 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

**PREVIOUS OWNER**

Owner 1:	FEIBELMAN - TOBY P
Owner 2:	-
Street 1:	124 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.	1.586	R3									483,476						483,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	419,900	800	1.000	483,500	904,200	2260
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ Unit /Card: 312.44						/Parcel: 312.44

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	390,700	800	1.	468,300	859,800	859,800	Create Final value 2019	6/4/2019
2018	101	FV	360,800	800	1.	468,300	829,900	829,900	Year End Roll	9/28/2017
2017	101	FV	353,600	800	1.	442,000	796,400	796,400	Year End Roll	9/29/2016
2016	101	FV	346,700	800	1.	428,900	776,400	776,400	Year End Roll	1/14/2016
2015	101	FV	332,500	800	1.	397,100	730,400	730,400	Year End	10/2/2014
2014	101	FV	329,000	800	1.	355,700	685,500	685,500	Year End Roll	1/23/2014
2013	101	FV	321,900	800	1.	345,300	668,000	668,000	Year End Roll	10/25/2012
2012	101	FV	321,900	800	1.	379,900	702,600	702,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FEIBELMAN, TOBY	63985-438		7/24/2014		860000	No	No			
FALKENRATH RICH	35821-559		7/2/2002		813600	No	No			
BUELL LAWRENCE	30369-272		6/30/1999		659000	No	No			
MEAD VARNUM	20671-141		7/24/1990		470000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2018	7215	SOLAR PA	25,358	C				Install solar pane
5/24/2017	6750	RENO-ADD	80,000	C	1/30/2018			Remodel the kitche
10/13/2016	6589	SIDING	67,848	C				Change the siding
8/2/2016	6520	RENOVATI	13,800	C	1/30/2018			Convert a walk-in
10/31/2014	5953	MANUAL	3,433	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/7/2018	PERMIT VISIT	622	K Cuoco
4/26/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
2/28/2004	MEAS+INSPCTD	615	
5/17/1996	MEAS+INSPCTD	606	
3/21/1996	MEAS/EXT INS	606	
2/11/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

