

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 139 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | JADE JOSHUA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 139 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4402 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | KUONG - SHARON J |
| Owner 2: | - |
| Street 1: | 139 TOWER RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4402 |

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descrp | % | Item | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 41817 | | SQUARE FE | PRIME SITE | | 0 | 7. | 1.639 | R3 | | | | | | | | | 479,816 | | | | | | 479,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 193,400 | | 0.960 | 479,800 | 673,200 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 271.34 | | | | | | /Parcel: 271.34 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 177,500 | 0 | .96 | 464,700 | 642,200 | 642,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 177,500 | 0 | .96 | 464,700 | 642,200 | 642,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 175,900 | 0 | .96 | 438,700 | 614,600 | 614,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 174,300 | 0 | .96 | 425,700 | 600,000 | 600,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 164,500 | 0 | .96 | 394,100 | 558,600 | 558,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 126,000 | 0 | .96 | 353,000 | 479,000 | 479,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 123,500 | 0 | .96 | 342,700 | 466,200 | 466,200 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 119,700 | 0 | .96 | 377,000 | 496,700 | 496,700 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| KUONG,SHARON J | 63480-320 | | 4/11/2014 | | 631000 | No | No | | | |
| Cunningham,Case | 61303-148 | | 2/28/2013 | | 585888 | No | No | | | |
| CUNNINGHAM RUTH | 44807-494 | | 3/15/2005 | | 600000 | No | No | | | |
| | 8252-137 | | 5/19/1954 | | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 4/15/2014 | 5713 | RENOVATI | 182,000 | C | 5/18/2015 | | | Remodel bedroom, b |
| 8/16/1999 | 1776 | ROOF | | C | 5/15/2000 | | | 5/15/00 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 5/18/2015 | PERMIT VISIT | 619 | DH |
| 3/20/2014 | SALES INSP | 618 | G BOURGAULT |
| 10/6/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/1/2005 | MEAS/EXT INS | 615 | |
| 5/15/2000 | MEAS/EXT INS | 611 | |
| 3/22/1996 | MEAS+INSPCTD | 606 | |
| 2/11/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

