



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHWARZER JULIANNE
Owner 2:	SCHWARZER ALEXANDER
Owner 3:	
Street 1:	151 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BUSTO - CURTIS
Owner 2:	GREEN - BROOKE
Street 1:	151 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.055 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		43778		SQUARE FE	PRIME SITE		0	7.	1.579	R3									483,934						483,900	
132	UNDEV		0.0502		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,506						1,500	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	472,400		1.005	483,900	956,300	incl 1/3 of right of way A (179 52 0)
132			0.050	1,500	1,500	
Total Card		472,400	1.055	485,400	957,800	Entered Lot Size
Total Parcel		472,400	1.055	485,400	957,800	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		425.50	/Parcel:	425.50
						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	448,000	0	1.055	470,200	918,200	918,200	Create Final value 2019	6/4/2019
2018	101	FV	448,000	0	1.055	470,200	918,200	918,200	Year End Roll	9/28/2017
2017	101	FV	440,600	0	1.055	444,000	884,600	884,600	Year End Roll	9/29/2016
2016	101	FV	428,400	0	1.055	430,800	859,200	859,200	Year End Roll	1/14/2016
2015	101	FV	417,500	0	1.055	399,000	816,500	816,500	Year End	10/2/2014
2014	101	FV	415,900	0	1.055	357,500	773,400	773,400	Year End Roll	1/23/2014
2013	101	FV	407,800	0	1.055	347,200	755,000	755,000	Year End Roll	10/25/2012
2012	101	FV	407,800	0	1.055	381,700	789,500	789,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUSTO,CURTIS	72886-479		7/8/2019		1040000	No	No			
Holberton,Phili	59862-379		8/28/2012		795000	No	No			
JOHN A. QUELCH	19154-454		6/29/1988		565000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2017	6817	KITCHEN	35,000	O	10/29/2018			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/17/2007	MEAS/EXT INS	100	
7/1/2006	MEAS/EXT INS	615	
5/14/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

