



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	UCHIDA NAOSHIGE
Owner 2:	UCHIDA MITSUKO
Owner 3:	
Street 1:	153 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

**PREVIOUS OWNER**

Owner 1:	HALSTEAD - RODD M
Owner 2:	CASARELLA - JUDITH A
Street 1:	153 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

**NARRATIVE DESCRIPTION**

This Parcel contains 1.353 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, 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		56743		SQUARE FE	PRIME SITE		0	7.	1.287	R3									511,160						511,200	
101	ONE FAM		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	User Acct
101	584,500	1,200	1.353	512,700	1,098,400	incl 1/3 of right of way A (179 52 0)	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 284.56						/Parcel: 284.56	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	567,400	1200	1.353	496,600	1,065,200	1,065,200	Create Final value 2019	6/4/2019
2018	101	FV	567,400	1200	1.353	496,600	1,065,200	1,065,200	Year End Roll	9/28/2017
2017	101	FV	558,200	1200	1.353	468,800	1,028,200	1,028,200	Year End Roll	9/29/2016
2016	101	FV	545,600	1200	1.353	455,000	1,001,800	1,001,800	Year End Roll	1/14/2016
2015	101	FV	670,000	1200	1.353	421,400	1,092,600	1,092,600	Year End	10/2/2014
2014	101	FV	624,600	1200	1.353	377,600	1,003,400	1,003,400	Year End Roll	1/23/2014
2013	101	FV	613,300	1200	1.353	366,600	981,100	981,100	Year End Roll	10/25/2012
2012	101	FV	613,300	1200	1.353	403,100	1,017,600	1,017,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALSTEAD,RODD M	64027-85		8/4/2014		975000	No	No			
WOON PETER Y I D	31841-421		9/19/2000		965390	No	No			
GREEN, JOAN C.,	26605-255		8/23/1996		585000	No	No			
FLEET BANK OF M	22420-1		9/23/1992	BANKRUPTCY	116000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2016	6375	RENOVATI	70,000	C	5/30/2017			Remodel kitchen &
5/24/2007	3695	ROOF		C				Strip & re-roof dw
6/26/2002	2521	RENO-ADD	310,000	C	6/27/2003			rem kit, move bath
5/16/1997	1185	RENOVATI	2,500	C	3/7/1998			3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
3/7/1998	MEAS/EXT INS	602	
7/1/1997	MEAS+INSPCTD	600	
5/14/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**COMMENTS**

cluster, incl .0502 ac 1/3 of right of way A.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	9	BR	4	Baths:	3	HB	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1997
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	VG	- Very Good	8.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			8%

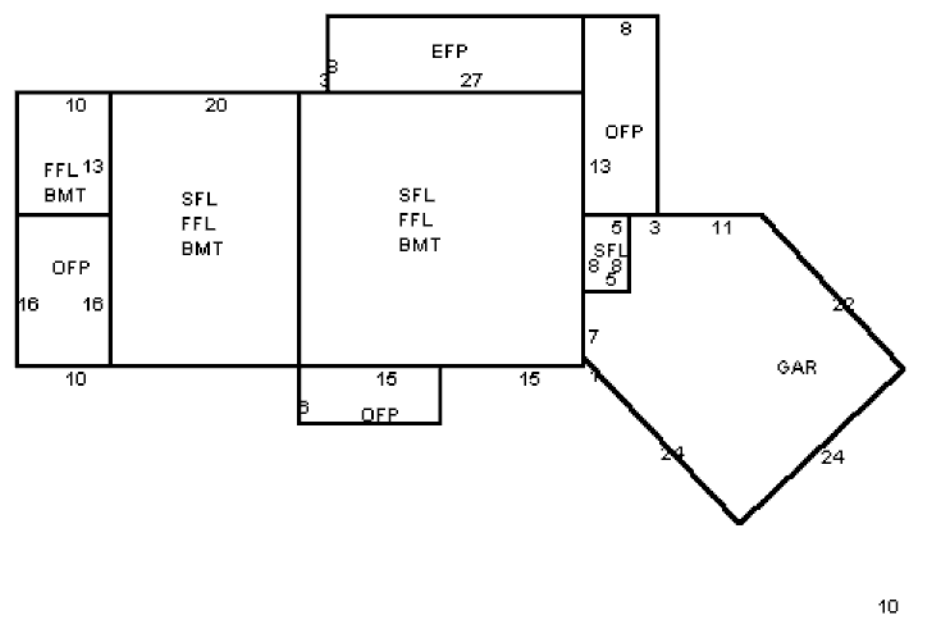
**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.94543976
Const Adj.:	1.01999998
Adj \$ / SQ:	88.720
Other Features:	82423
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	635297
Depreciation:	50824
Depreciated Total:	584473

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1041814.455
Juris. Factor:		Val/Su Fin:	151.42	
Special Features:	0	Val/Su Net:	98.40	
Final Total:	584500	Val/Su SzAd:	190.39	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,580	38.820	61,328	
FFL	1ST FLOOR	1,580	88.720	140,178	
SFL	2ND FLOOR	1,490	88.720	132,193	
GAR	GARAGE	656	36.000	23,616	
OFF	OPEN PORCH	418	15.000	6,270	
EFF	ENCL PORCH	216	36.000	7,776	
Net Sketched Area:		5,940	Total:	371,361	
Size Ad	3070	Gross Area	5940	FinArea	3860

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

**SPEC FEATURES/YARD ITEMS**

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
50	GAZEBO	D	Y	1	100	F	FR	1985	22.50	T	48	101			1,200			1,200

More: N	Total Yard Items: 1,200	Total Special Features:	Total: 1,200
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**IMAGE**

*AssessPro* Patriot Properties, Inc

