



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HOCH JONATHAN D
Owner 2:	HOCH CAREY L
Owner 3:	
Street 1:	149 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

**PREVIOUS OWNER**

Owner 1:	HOCH ALFRED D -
Owner 2:	-
Street 1:	149 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 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 Infl	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
101	547,700		1.000	483,500	1,031,200
Total Card		547,700	1.000	483,500	1,031,200
Total Parcel		547,700	1.000	483,500	1,031,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 320.09		/Parcel: 320.09	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
09/19/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	510,600	0	1.	468,300	978,900	978,900	Create Final value 2019	6/4/2019
2018	101	FV	493,900	0	1.	468,300	962,200	962,200	Year End Roll	9/28/2017
2017	101	FV	331,200	0	1.	442,000	773,200	773,200	Year End Roll	9/29/2016
2016	101	FV	303,700	0	1.	428,900	732,600	732,600	Year End Roll	1/14/2016
2015	101	FV	290,500	0	1.	397,100	687,600	687,600	Year End	10/2/2014
2014	101	FV	287,200	0	1.	355,700	642,900	642,900	Year End Roll	1/23/2014
2013	101	FV	280,500	0	1.	345,300	625,800	625,800	Year End Roll	10/25/2012
2012	101	FV	280,500	0	1.	379,900	660,400	660,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOCH ALFRED D,	36797-622		10/23/2002		542500	No	No			
ALFRED H. HOCH	14148-15		11/26/1980	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2007	3672	RENO-ADD	248,000	C	6/14/2007			reno & constr new
5/30/2003	2705	MANUAL	15,000	C	5/29/2004			int reno, chg entr
6/1/1995	730-95	MANUAL	2,500	C	6/21/1996			REPAIRS

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/19/2017	MEAS/EXT INS	618	G BOURGAULT
1/21/2016	M&L EXTERIOR	618	G BOURGAULT
5/27/2008	MEAS/EXT INS	100	
6/14/2007	MEAS/EXT INS	100	
5/29/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
3/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.00000	Total SF/SM: 43560.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 483,476	Spl Credit	Total: 483,500
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