PROPERTY LOCATION

170  TOWER RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

101  158,800

Legal Description

User Acct

OWNERSHIP

Owner 1: FRANKSTON MICHAEL J

Owner 2: FRANKSTON CHARLES

Owner 3:

Street 1: 170 TOWER RD

Street 2:

Twn/City: LINCOLN

PREVIOUS ASSESSMENT

Parcel ID 179 3 0

PREVIOUS OWNER

Owner 1: FRANKSTON - MICHAEL J

Owner 2: WARSHAW - MEREDITH G

Owner 3:

St Prov: MA

Legal Ref

SALES INFORMATION

Grantor

Legal Ref

Type

Sale Code

Sale Price

Notes

FRANKSTON,MICHAEL 72207-25

FAMILY

2/7/2019

100 No

FRANKSTON,MICHAEL 69312-509

FAMILY

5/22/2017

1 No

FRANKSTON,MICHAEL 69312-496

FAMILY

5/22/2017

1 No

FRANKSTON MICHAE 34542-316

CONVENIENCE

1/10/2002

1 No

JOHN J. PARLA 19754-351

480000

No

BUILDING PERMITS

8/26/1991 0204

Activity Information

Date

Result

By

3/30/2018 MEAS+INSPECTD 622 K Cuoco

6/16/2013 ENTRY DENIED 25 D ERSKINE

6/25/2007 MEAS/EXT INS 617 D HASCHIG

3/29/1996 MEAS/EXT INS 606

5/2/1994 FIELDREV CHG 600

BUILDING VALUE

Use Code: 101

Type: ONE FAM

Total: 827,400

LAND SECTIONS (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / Price Units

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj Neigh

Neigh Influ

Neigh Mod

Infl 1 %

Infl 2 %

Infl 3 %

Appraised Value

All Class

Spec Land

J Code

Fact

Use Value

Notes

101  ONE FAM

SQUARE FE PRIME SITE

0

8.3

1.000

R4

664,000

101  ONE FAM

ACRES EXCESS ACRE

0

30,000

1.000

R4

4,590

4,600

Database: FY2020 meadore
Note of 7/1/06: Major addition/reconstruction began in 1991 has never been completed. Building code and litigation issues ongoing. 5/22/17: Michael Frankton & Meredith Warshaw 99% interest; Charles Frankton, Newton, MA 1% interest. 2/6/19: Michael F.

### RESIDENTIAL GRID

<table>
<thead>
<tr>
<th>1st Res Grid</th>
<th>Desc.</th>
<th>Line</th>
<th># Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

### COMMENTS

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

### OTHER FEATURES

- Kits: AVERAGE
- A Kits: Rating
- Frpl: AVERAGE
- WSFlue: Rating

### GENERAL INFORMATION

- Grade: C - AVG. (-)
- Year Blt: 1974
- Eff Yr Blt: Eff
- Alt LUC: Alt %:
- Jurisdiction: Fact:

### CONDO INFORMATION

- Const Mod:
- Lump Sum Adj:

### INTERIOR INFORMATION

- Avg Int Ht/FL: STD
- Prim Int Wal: 1 - DRYWALL
- Sec Int Wal: %
- Partition: T - TYPICAL
- Prim Floors: 4 - CARPET
- Sec Floors: 1 - PLYWOOD
- Bsmt Flr: %

### DEPRECIATION

- Phys Cond: FR - Fair
- Functional: O - OVRBLT
- Economic: Special:
- Special:
- Electric: %
- Heating: %

### CALC SUMMARY

- Basic S / SQ: 85.00
- Size Adj.: 0.88051993
- Const Adj.: 0.98500000
- Adj $ / SQ: 73.722
- Other Features: 53801
- Grade Factor: 0.88
- # Heat Sys: 1
- % Heated: 100
- % AC: 100
- Solar HW: NO
- Central Vac: NO
- Adj Total: 492448
- Depreciation: 333634
- Depreciated Total: 158815

### COMPARABLE SALES

<table>
<thead>
<tr>
<th>Rate</th>
<th>Parcel ID</th>
<th>Typ</th>
<th>Date</th>
<th>Sale Price</th>
</tr>
</thead>
</table>

### SPEC FEATURES/YARD ITEMS

- Alt %:
- % Sprinkled

### PARCEL ID

- JCod JFact: Juris. Value

### SUB AREA DETAIL

- Code: FFL
- Description: 1ST FLOOR
- Area - SQ: 2,973
- Rate - AV: 73.720
- Undepr Value: 219,174

### SUB AREA

- Size Ad: 4597
- Gross Area: 9098
- Filt Area: 5659

### IMAGE

AssessPro  Patriot Properties, Inc