



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHOKROLLAHI AMIR H
Owner 2:	PAPOULIAS ELAINE M
Owner 3:	
Street 1:	204 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPAETH LIAM A -
Owner 2:	SPAETH LYN A PASQUAROSA -
Street 1:	204 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4302

NARRATIVE DESCRIPTION

This Parcel contains 2.337 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
132	UNDEV		0.5		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									3,000						3,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	861,100		1.837	664,000	1,525,100	7/9 interest in common land parcel 128-1-10.	0
132			0.500	3,000	3,000		GIS Ref
Total Card		861,100	2.337	667,000	1,528,100	Entered Lot Size	GIS Ref
Total Parcel		861,100	2.337	667,000	1,528,100	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 254.49		/Parcel: 254.49		Land Unit Type:	05/04/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	817,000	0	2.337	649,400	1,466,400	1,466,400	Create Final value 2019	6/4/2019
2018	101	FV	817,000	0	2.337	649,400	1,466,400	1,466,400	Year End Roll	9/28/2017
2017	101	FV	788,700	0	2.337	643,000	1,431,700	1,431,700	Year End Roll	9/29/2016
2016	101	FV	766,800	0	2.337	624,600	1,391,400	1,391,400	Year End Roll	1/14/2016
2015	101	FV	747,000	0	2.337	578,200	1,325,200	1,325,200	Year End	10/2/2014
2014	101	FV	694,000	0	2.337	539,000	1,233,000	1,233,000	Year End Roll	1/23/2014
2013	101	FV	715,100	0	2.337	523,000	1,238,100	1,238,100	Year End Roll	10/25/2012
2012	101	FV	715,100	0	2.34	399,100	1,114,200	1,114,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPAETH LIAM A,	1343-128		8/31/2007		1225000	No	No			
STAMATOPOULOS G	1194-160		10/1/1998	CHD>SALE	782500	No	No			
LITTLE SUSAN L	1105-77		12/24/1992		650000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/1998	1550	RENOVATI	25,000	C	6/9/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS+INSPCTD	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
6/9/1999	MEAS+INSPCTD	602	
3/25/1996	MEAS/EXT INS	606	
6/20/1994	FIELDREV CHG	600	
11/13/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

