



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HOFFMAN STEVEN
Owner 2:	CARLSON JEANINE
Owner 3:	
Street 1:	208 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4302 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.817 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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		0.98		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									5,880						5,900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	712,600		1.837	664,000	1,376,600	1/9 interest in common land parcel 128-1-10.	
132			0.980	5,900	5,900		
Total Card		712,600		2.817	669,900	Entered Lot Size	
Total Parcel		712,600		2.817	669,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 349.73		/Parcel: 349.73		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	726,700	0	2.817	652,300	1,379,000	1,379,000	Create Final value 2019	6/4/2019
2018	101	FV	726,700	0	2.817	652,300	1,379,000	1,379,000	Year End Roll	9/28/2017
2017	101	FV	697,500	0	2.817	645,900	1,343,400	1,343,400	Year End Roll	9/29/2016
2016	101	FV	683,400	0	2.817	627,500	1,310,900	1,310,900	Year End Roll	1/14/2016
2015	101	FV	665,200	0	2.817	581,100	1,246,300	1,246,300	Year End	10/2/2014
2014	101	FV	616,700	0	2.817	541,900	1,158,600	1,158,600	Year End Roll	1/23/2014
2013	101	FV	604,600	0	2.817	525,900	1,130,500	1,130,500	Year End Roll	10/25/2012
2012	101	FV	604,600	0	2.82	530,500	1,135,100	1,135,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTRYSIDE BUI	1069-11		5/1/1990		790000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/4/2017	MEAS+INSPCTD	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
6/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.81655	Total SF/SM:	122688.92	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	669,880	Spl Credit	Total:	669,900
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