



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIORE MICHAEL
Owner 2:	MALCOLM CAROLINE
Owner 3:	
Street 1:	7 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON - ANDREW
Owner 2:	REBOLA-THOMPSON - ANNMARIE
Street 1:	7 TOWER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .3 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1904, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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		13068		SQUARE FE	PRIME SITE		0	7.	4.585	R3									419,443						419,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	207,700	1,200	0.300	419,400	628,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.08						/Parcel: 382.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	197,400	1200	.3	406,300	604,900	604,900	Create Final value 2019	6/4/2019
2018	101	FV	167,800	1200	.3	406,300	575,300	575,300	Year End Roll	9/28/2017
2017	101	FV	163,200	1200	.3	383,500	547,900	547,900	Year End Roll	9/29/2016
2016	101	FV	160,200	1200	.3	372,100	533,500	533,500	Year End Roll	1/14/2016
2015	101	FV	158,600	1200	.3	344,500	504,300	504,300	Year End	10/2/2014
2014	101	FV	140,100	1200	.3	308,600	449,900	449,900	Year End Roll	1/23/2014
2013	101	FV	101,900	1200	.3	299,600	402,700	402,700	Year End Roll	10/25/2012
2012	101	FV	104,000	1200	.3	329,600	434,800	434,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON,ANDREW	72384-437		3/28/2019		812000	No	No			
BRUENNER,DAVID	70351-221		12/7/2017		804000	No	No			
Raggio,Gabriel	60144-464		10/1/2012		475000	No	No			
EST. DORA ROBIN	19921-59		7/3/1989		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2013	5511	MANUAL	18,000	C				replace the siding
1/15/2013	5297	RENOVATI	10,000	C				sheet metal work f

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS/EXT INS	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	
5/2/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1904 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
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:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.11487472
Const Adj.:	1.00979996
Adj \$ / SQ:	105.825
Other Features:	50826
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	280693
Depreciation:	72980
Depreciated Total:	207713

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	434863.0021
Juris. Factor:		Val/Su Fin:	126.34	
Special Features:	0	Val/Su Net:	76.95	
Final Total:	207700	Val/Su SzAd:	126.31	

COMMENTS

ORIG A BARN

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	RMs: 8	BRs: 4	Baths: 1	HB 1

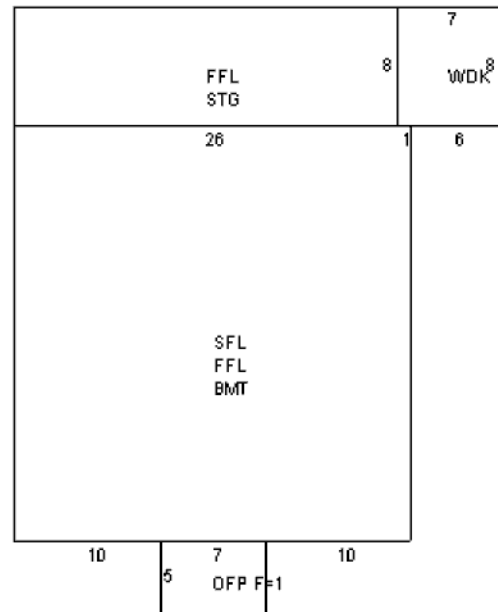
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	964	105.830	102,016
BMT	BASEMENT	756	26.460	20,001
SFL	2ND FLOOR	680	105.830	72,003
STG	STORAGE	208	15.000	3,120
WDK	WOOD DECK	56	38.000	2,128
OFF	OPEN PORCH	35	15.000	525
Net Sketched Area:		2,699	Total:	199,793
Size Ad	1644.3999	Gross Area	2775	FinArea 1644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

152 49 0																		
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
3	GARAGE	D	Y	1	180	F	PR	1940	32.40	T	80	101			1,200			1,200