

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VON MERTENS PETER B
Owner 2:	ANGIOLILLO DEA
Owner 3:	
Street 1:	16 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

PREVIOUS OWNER

Owner 1:	VON MERTENS - PETER B
Owner 2:	ANGIOLILLO - DEA
Street 1:	16 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47916		SQUARE FE	PRIME SITE		0	8.3	1.469	R4									584,111						584,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	365,200		1.100	584,100	949,300
Total Card		365,200	1.100	584,100	949,300
Total Parcel		365,200	1.100	584,100	949,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 209.69		/Parcel: 209.69	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	343,100	0	1.1	568,600	911,700	911,700	Create Final value 2019	6/4/2019
2018	101	FV	343,100	0	1.1	568,600	911,700	911,700	Year End Roll	9/28/2017
2017	101	FV	333,500	0	1.1	563,000	896,500	896,500	Year End Roll	9/29/2016
2016	101	FV	327,100	0	1.1	546,800	873,900	873,900	Year End Roll	1/14/2016
2015	101	FV	323,900	0	1.1	506,000	829,900	829,900	Year End	10/2/2014
2014	101	FV	299,800	0	1.1	471,500	771,300	771,300	Year End Roll	1/23/2014
2013	101	FV	293,400	0	1.1	457,400	750,800	750,800	Year End Roll	10/25/2012
2012	101	FV	299,800	0	1.1	475,000	774,800	774,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VON MERTENS,PET	56151-214		12/27/2010	FAMILY		1	No	No		
VON MERTENS PET	55223-304		8/24/2010	FAMILY		1	No	No		
VON MERTENS PET	42015-92		2/10/2004	CONVENIENC		1	No	No		
PETER B. VON ME	14300-402		5/27/1981	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/1/2009	4286	ROOF		C				strip and re-roof
6/19/2006	3462	RENOVATI	10,000	C	6/21/2007			create afford apt

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	100	
7/15/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
3/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

