



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAULSBY LUCY
Owner 2:	MENDELSON JOHN
Owner 3:	
Street 1:	30 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Carley - Thomas K
Owner 2:	Carley - Ann A
Street 1:	317 West 99th St
Twn/City:	New York
St/Prov:	NY Cntry
Postal:	10025

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1720, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65339.6		SQUARE FE	PRIME SITE		0	8.3	1.157	R4									627,496						627,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	539,400	1,200	1.500	627,500	1,168,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 348.79						/Parcel: 348.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	503,800	1200	1.5	610,900	1,115,900	1,115,900	Create Final value 2019	6/4/2019
2018	101	FV	503,800	1200	1.5	610,900	1,115,900	1,115,900	Year End Roll	9/28/2017
2017	101	FV	499,800	1200	1.5	604,800	1,105,800	1,105,800	Year End Roll	9/29/2016
2016	101	FV	486,100	1200	1.5	587,400	1,074,700	1,074,700	Year End Roll	1/14/2016
2015	101	FV	458,700	1200	1.5	543,600	1,003,500	1,003,500	Year End	10/2/2014
2014	101	FV	396,700	1200	1.5	506,500	904,400	904,400	Year End Roll	1/23/2014
2013	101	FV	386,100	1200	1.34	477,800	865,100	865,100	Year End Roll	10/25/2012
2012	101	FV	386,100	1200	1.34	496,200	883,500	883,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Carley,Thomas K	59381-336		6/26/2012	DIVORCE/ESTA	835000	No	No			
CARLEY TR,THOMA	58477-592		2/13/2012	DIVORCE/ESTA	0	No	No			
CARLEY JOHN A,	54099-346		1/5/2010	DIVORCE/ESTA	1	No	No			
CARLEY JOHN A,	39233-222		5/19/2003	CONVENIENC	1	No	No			
	9944-447		12/19/1961		49000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2000	1880	ROOF		C	5/15/2000			5/15/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS/EXT INS	617	D HASCHIG
5/15/2000	MEAS/EXT INS	611	
3/19/1996	MEAS+INSPCTD	606	
4/22/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.49999	Total SF/SM:	65339.56	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	627,496	SpI Credit		Total:	627,500
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