



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WIRTH SEAN D
Owner 2:	WIRTH LAUREN Y
Owner 3:	
Street 1:	21 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3209 Type:

**PREVIOUS OWNER**

Owner 1:	GREEN - ROBERT V
Owner 2:	GREEN - THERESE T
Street 1:	21 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3209

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infru	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	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	486,700	29,300	1.837	664,000	1,180,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 263.33						/Parcel: 263.33	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	450,900	29300	1.837	646,400	1,126,600	1,126,600	Create Final value 2019	6/4/2019
2018	101	FV	450,900	29300	1.837	646,400	1,126,600	1,126,600	Year End Roll	9/28/2017
2017	101	FV	438,200	29300	1.837	640,000	1,107,500	1,107,500	Year End Roll	9/29/2016
2016	101	FV	423,500	29300	1.837	621,600	1,074,400	1,074,400	Year End Roll	1/14/2016
2015	101	FV	419,300	29300	1.837	575,200	1,023,800	1,023,800	Year End	10/2/2014
2014	101	FV	389,300	29300	1.837	536,000	954,600	954,600	Year End Roll	1/23/2014
2013	101	FV	381,000	29300	1.837	520,000	930,300	930,300	Year End Roll	10/25/2012
2012	101	FV	389,300	29300	1.84	534,300	952,900	952,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREEN,ROBERT V	66054-433		9/10/2015		1175000	No	No			
EST. ISABEL PEI	20006-360		8/14/1989		275000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2017	6676	MANUAL	3,000	C				Airseal the attic
4/7/1994	441	FINISH B	1,400	C	8/30/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/23/2016	SALES INSP	618	G BOURGAULT
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS+INSPCTD	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.83655	Total SF/SM: 80000.12	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 664,000	Spl Credit	Total: 664,000
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