



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAMILTON THOMAS
Owner 2:	HAMILTON VIRGINIA
Owner 3:	
Street 1:	4 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

PREVIOUS OWNER

Owner 1:	CASWELL FREDERICK M -
Owner 2:	CASWELL PAMELA K -
Street 1:	4 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		69696		SQUARE FE	PRIME SITE		0	8.3	1.103	R4									638,343						638,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	486,200	40,200	1.600	638,300	1,164,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 345.32						/Parcel: 345.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	452,900	40200	1.6	621,400	1,114,500	1,114,500	Create Final value 2019	6/4/2019
2018	101	FV	452,900	40200	1.6	621,400	1,114,500	1,114,500	Year End Roll	9/28/2017
2017	101	FV	448,900	40200	1.6	615,300	1,104,400	1,104,400	Year End Roll	9/29/2016
2016	101	FV	436,100	40200	1.6	597,600	1,073,900	1,073,900	Year End Roll	1/14/2016
2015	101	FV	408,600	40200	1.6	553,000	1,001,800	1,001,800	Year End	10/2/2014
2014	101	FV	388,900	40200	1.6	515,300	944,400	944,400	Year End Roll	1/23/2014
2013	101	FV	377,100	40200	1.5	491,400	908,700	908,700	Year End Roll	10/25/2012
2012	101	FV	377,100	40200	1.5	510,300	927,600	927,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASWELL FREDERI	50479-23		12/17/2007		1150000	No	No			
SAWTELL, EST. A	24825-527		8/31/1994		485000	No	No			
	6572-286		1/19/1942		6500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2018	7206	BATH	37,500	C	12/28/2018			Remodel 2 existing
7/26/2018	7148	MANUAL	9,800	C				Replace porch deck
4/23/2009	4158	RENOVATI	93,000	C	7/21/2010			enlarge kit into s
4/5/1996	920-96	RENO-BAR	37,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
3/19/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

