

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIDLEWSKI JOSHUA M
Owner 2:	GIDLEWSKI CAILIN G
Owner 3:	
Street 1:	54 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3307 Type:

PREVIOUS OWNER

Owner 1:	Lennon - James V
Owner 2:	Rushby - Kathy A
Street 1:	54 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This Parcel contains 1.239 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1886, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		53954		SQUARE FE	PRIME SITE		0	8.3	1.338	R4									599,145						599,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	532,400	3,100	1.239	599,100	1,134,600
Total Card		532,400	3,100	1.239	599,100
Total Parcel		532,400	3,100	1.239	599,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		329.59	/Parcel: 329.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	481,500	3100	1.239	583,300	1,067,900	1,067,900	Create Final value 2019	6/4/2019
2018	101	FV	481,500	3100	1.239	583,300	1,067,900	1,067,900	Year End Roll	9/28/2017
2017	101	FV	467,800	3100	1.239	577,500	1,048,400	1,048,400	Year End Roll	9/29/2016
2016	101	FV	449,600	3100	1.239	560,900	1,013,600	1,013,600	Year End Roll	1/14/2016
2015	101	FV	445,100	3100	1.239	519,000	967,200	967,200	Year End	10/2/2014
2014	101	FV	167,800	3100	1.239	483,600	654,500	654,500	Year End Roll	1/23/2014
2013	101	FV	164,100	3100	1.13	460,000	627,200	627,200	Year End Roll	10/25/2012
2012	101	FV	167,800	3100	1.13	389,200	560,100	560,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lennon,James V	59690-448		8/8/2012		689000	No	No			Death Cert #59690-446
DEE, HELEN A.	14937-344		3/21/1983	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/4/2018	7270	FINISH B	40,000	O	4/23/2019			Finish partially f
6/29/2015	6132	RENOVATI	175,000	C	10/30/2015			Owner takes custod
4/13/2015	6053	RENOVATI	23,400	C	3/17/2016			Install landing, b
2/26/2014	5656	MANUAL	18,000	C	5/14/2014			sheet metal for du
6/24/2013	5456	RENO-ADD	620,000	C	10/30/2015			addition of family
4/14/1997	1165-97	ROOF	3,000	C	6/15/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	MEAS/EXT INS	25	D ERSKINE
10/5/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
6/15/1997	MEAS/EXT INS	100	
3/19/1996	MEAS/EXT INS	606	
12/8/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.23861	Total SF/SM:	53953.85	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	599,145	Spl Credit	Total:	599,100
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	85 24 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	21:00:49

LAST REV

Date	Time
06/14/19	13:32:18

blakeley
2148

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 9 - METAL, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 1, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: GOOD

COMMENTS

PATRICK LENNON HSE/BARN.

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: GOOD, WSFlue: , Rating:

RESIDENTIAL GRID

Table with residential grid details: 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: 6 BRs: 3 Baths: 1 HB 1

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

GENERAL INFORMATION

Table with general information: Grade: B+ - GOOD (+), Year Blt: 1886, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 3 2, Totals 1 6 3

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: 6 - CERAMIC T, 20%

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 17%, Functional: , Economic: , Special: , Override: , Total: 17%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 94.00, Size Adj.: 0.92429197, Const Adj.: 1.02389753, Adj \$ / SQ: 88.960, Other Features: 55500, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 641434, Depreciation: 109044, Depreciated Total: 532390

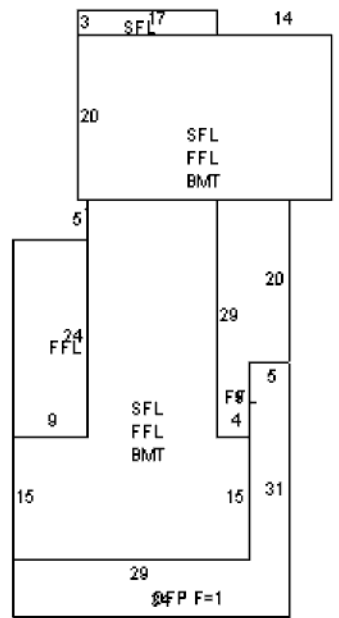
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 270400.0000, Juris. Factor, Val/Su Fin: 154.68, Special Features: 0, Val/Su Net: 100.09, Final Total: 532400, Val/Su SzAd: 154.66

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: 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

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,319, Total: 345,395, Size Ad 3442.4999, Gross Area 5398, FinArea 3442

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, SFL 95

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 3,100, Total Special Features: , Total: 3,100