



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANDRYSIAK TR CHRISTOPHER C
Owner 2:	ANDRYSIAK TR SARAH D
Owner 3:	33 TOWER ROAD REALTY TRUST
Street 1:	33 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANDRYSIAK - CHRISTOPHER C
Owner 2:	ANDRYSIAK - SARAH D
Street 1:	33 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
132	UNDEV		0.16		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									960						1,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	530,800		1.837	664,000	1,194,800	2672	0
132			0.160	1,000	1,000		GIS Ref
Total Card		530,800	1.997	665,000	1,195,800	Entered Lot Size	GIS Ref
Total Parcel		530,800	1.997	665,000	1,195,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 370.04		/Parcel: 370.04		Land Unit Type:	08/14/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	482,400	0	1.997	647,400	1,129,800	1,129,800	Create Final value 2019	6/4/2019
2018	101	FV	482,400	0	1.997	647,400	1,129,800	1,129,800	Year End Roll	9/28/2017
2017	101	FV	469,800	0	1.997	641,000	1,110,800	1,110,800	Year End Roll	9/29/2016
2016	101	FV	452,400	0	1.997	622,600	1,075,000	1,075,000	Year End Roll	1/14/2016
2015	101	FV	448,300	0	1.997	576,200	1,024,500	1,024,500	Year End	10/2/2014
2014	101	FV	421,400	0	1.997	537,000	958,400	958,400	Year End Roll	1/23/2014
2013	101	FV	412,900	0	2.427	523,500	936,400	936,400	Year End Roll	10/25/2012
2012	101	FV	421,400	0	2.427	510,700	932,100	932,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDRYSIAK ,CHRI	58844-558		4/6/2012	FAMILY		1	No	No		Put back into Trust
ANDRYSIAK TR,CH	58844-541		4/6/2012	FAMILY		1	No	No		Taken out of Trust
ANDRYSIAK,CHRIS	55316-82		9/3/2010	FAMILY		1	No	No		
ANDRYSIAK,CHRIS	55316-65		9/3/2010	FAMILY		1	No	No		
ANDRYSIAK,CHRIS	52770-248		5/14/2009	FAMILY		1	No	No		
ANDRYSIAK CHRIS	52770-231		5/14/2009	FAMILY		1	No	No		
ANDRYSIAK CHRIS	31130-013		2/11/2000	CONVENIENC		1	No	No		
DONALDSON LYNN	27785-038		10/20/1997		610000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/14/2012	5273	SOLAR PA	20,000	C				install roof mount
1/11/2006	3340	MANUAL	19,000	C	6/22/2006			mud rm w/roof & sc
10/24/1995	844-95	RENO-ADD	323,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	100	
7/19/2006	INFO FM PLAN	100	
7/11/2006	MEAS/EXT INS	615	
6/22/2006	MEAS/EXT INS	50	
3/18/1996	MEAS/EXT INS	606	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

