

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEATTY JR TR THOMAS L
Owner 2:	HOUBART TR SYLVIE S
Owner 3:	BEATTY NOMINEE TRUST
Street 1:	36 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	BEATTY JR - THOMAS L
Owner 2:	HOUBART - SYLVIE S
Street 1:	36 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

NARRATIVE DESCRIPTION

This Parcel contains 2.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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:						
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.253		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									7,590						7,600	

Total AC/HA:	2.08955	Total SF/SM:	91020.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	807,590	Spl Credit	Total:	807,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	420,900	900	2.090	807,600	1,229,400
Total Card	420,900	900	2.090	807,600	1,229,400
Total Parcel	420,900	900	2.090	807,600	1,229,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.43	/Parcel: 312.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	397,600	900	2.09	804,400	1,202,900	1,202,900	Create Final value 2019	6/4/2019
2018	101	FV	397,600	900	2.09	804,400	1,202,900	1,202,900	Year End Roll	9/28/2017
2017	101	FV	387,700	900	2.09	804,400	1,193,000	1,193,000	Year End Roll	9/29/2016
2016	101	FV	381,000	900	2.09	752,400	1,134,300	1,134,300	Year End Roll	1/14/2016
2015	101	FV	377,700	900	2.09	697,200	1,075,800	1,075,800	Year End	10/2/2014
2014	101	FV	354,500	900	2.09	687,600	1,043,000	1,043,000	Year End Roll	1/23/2014
2013	101	FV	347,800	900	2.09	667,600	1,016,300	1,016,300	Year End Roll	10/25/2012
2012	101	FV	363,600	900	2.09	687,600	1,052,100	1,052,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEATTY JR, THOMA	65820-163		7/30/2015	CONVENIENC	100	No	No			
HYDE, BENJAMIN	19226-350		7/28/1988		510000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2016	6400	MANUAL	13,000	C				Sheet metal work f
10/18/2011	4898	RENOVATI	10,500	C	11/17/2011			interior repairs t
10/27/2003	2804	MANUAL	10,000	C				finish work starte
4/14/2003	2678	RENO-ADD	156,000	C	6/28/2003			kitchen add, ren b
4/16/1996	925-96	MANUAL	88,000	C	6/21/1996			BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	MEAS/EXT INS	25	D ERSKINE
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
3/19/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 8 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	21:03:37

LAST REV

Date	Time
05/16/16	15:47:31

blakeley  
2160

