



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIESE LUCRETIA H	
Owner 2:		
Owner 3:		
Street 1:	32 TOWER RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3300	Type:

PREVIOUS OWNER

Owner 1:	GIESE PAUL E -	
Owner 2:	GIESE LUCRETIA H -	
Street 1:	32 TOWER RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3300	Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.29 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1937, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56192.39844		SQUARE FE	PRIME SITE		0	8.3	1.297	R4									604,719						604,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	271,100	7,100	1.290	604,700	882,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.70						/Parcel: 409.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	266,700	7100	1.29	588,700	862,500	862,500	Create Final value 2019	6/4/2019
2018	101	FV	266,700	7100	1.29	588,700	862,500	862,500	Year End Roll	9/28/2017
2017	101	FV	262,400	7100	1.29	582,900	852,400	852,400	Year End Roll	9/29/2016
2016	101	FV	260,200	7100	1.29	566,100	833,400	833,400	Year End Roll	1/14/2016
2015	101	FV	253,600	7100	1.29	523,800	784,500	784,500	Year End	10/2/2014
2014	101	FV	236,100	7100	1.29	488,100	731,300	731,300	Year End Roll	1/23/2014
2013	101	FV	231,800	7100	1.29	473,600	712,500	712,500	Year End Roll	10/25/2012
2012	101	FV	221,200	4600	1.29	491,800	717,600	717,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIESE PAUL E,	51623-377		8/28/2008	FAMILY		1	No	No		
YAGGY, DUNCAN	11785-22		12/19/1969		38500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/29/2004	2902	RENO-ADD	250,000	C	6/23/2004			m kit ad hlf bth

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2011	MEAS+INSPCTD	25	D ERSKINE
6/17/2006	PERMIT VISIT	615	
6/23/2004	MEAS/EXT INS	615	
3/18/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.29000 Total SF/SM: 56192.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 604,719 Spl Credit Total: 604,700

