



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUELL LAWRENCE I
Owner 2:	BUELL PHYLLIS K
Owner 3:	
Street 1:	60 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3307 Type:

PREVIOUS OWNER

Owner 1:	PADDOCK ILGA B -
Owner 2:	-
Street 1:	60 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This Parcel contains 10. ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1971, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 11 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 Infl	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	
101	ONE FAM		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,890						25,900	
101	ONE FAM		7.3		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									43,800						43,800	Wetland

Total AC/HA:	9.99955	Total SF/SM:	435580.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	733,690	SpI Credit	Total:	733,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct					
101	399,700	3,600	10.000	733,700	1,137,000	1660	0					
Total Card							399,700	3,600	10.000	733,700	1,137,000	Entered Lot Size
Total Parcel							399,700	3,600	10.000	733,700	1,137,000	Total Land:
Source: Market Adj Cost							Total Value per SQ unit /Card: 378.42		/Parcel: 378.42		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	370,700	3600	10.	716,100	1,090,400	1,090,400	Create Final value 2019	6/4/2019
2018	101	FV	370,700	3600	10.	716,100	1,090,400	1,090,400	Year End Roll	9/28/2017
2017	101	FV	370,700	3600	10.	709,700	1,084,000	1,084,000	Year End Roll	9/29/2016
2016	101	FV	367,000	3600	10.	691,300	1,061,900	1,061,900	Year End Roll	1/14/2016
2015	101	FV	352,200	3600	10.	644,900	1,000,700	1,000,700	Year End	10/2/2014
2014	101	FV	348,500	3600	10.	605,700	957,800	957,800	Year End Roll	1/23/2014
2013	101	FV	341,100	3600	10.	589,700	934,400	934,400	Year End Roll	10/25/2012
2012	101	FV	365,300	3600	10.7	505,900	874,800	874,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PADDOCK ILGA B,	30273-549		6/9/1999		685000	No	No			
COMERFORD JOHN	13629-536		1/19/1979		155000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/16/2007	MEAS+INSPCTD	617	D HASCHIG
2/24/2000	MEAS+INSPCTD	600	
5/14/1996	MEAS+INSPCTD	606	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	93 1 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	21:28:12

LAST REV

Date	Time
06/02/17	09:36:35

apro
2282

