



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICOLAS BORIS
Owner 2:	SAAD ELISHA
Owner 3:	
Street 1:	113 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRUENNER TR - DAVID K
Owner 2:	BRUENNER TR - KATE K
Street 1:	PO BOX 442
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1963, having primarily CLAPBOARD Exterior and 4189 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	
101	ONE FAM		0.53		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,710						3,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.400	705,400	300	963,300	1,669,000
Total Card 2.400 705,400 300 963,300 1,669,000					
Total Parcel 2.400 705,400 300 963,300 1,669,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.46		/Parcel: 398.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	557,300	300	2.4	935,300	1,492,900		Year End Roll	12/2/2024
2024	101	FV	412,200	300	2.4	916,200	1,328,700		Year end	11/9/2023
2023	101	FV	409,300	300	2.4	744,200	1,153,800	1,153,800	Year end	11/3/2022
2022	101	FV	367,100	500	2.4	689,000	1,056,600	1,056,600	Year End Roll	10/19/2021
2021	101	FV	361,300	500	2.4	644,200	1,006,000	1,006,000	Year End Roll	10/15/2020
2020	101	FV	358,300	500	2.4	668,200	1,027,000	1,027,000	Year End Roll	9/26/2019
2019	101	FV	413,000	500	2.4	650,600	1,064,100	1,064,100	Create Final va	6/4/2019
2018	101	FV	413,000	500	2.4	650,600	1,064,100	1,064,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUENNER TR,DAV	82938-363		6/27/2024		1,923,750	No	No		
BRUENNER,DAVID	80558-43		8/10/2022	CONVENIENC	99	No	No		
LEANING,JENNIFE	70477-529		1/5/2018		1,041,000	No	No		
DELORI FRANCOIS	15379-3		12/28/1983		243,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	R-20-0089	ROOF	31,000	C				Strip & re-roof 30
3/19/2018	7007	MANUAL	7,000	C				Move laundry to 2n
2/6/2018	6970	RENOVATI	8,650	C				Create bedroom wit
7/19/2016	6505	RENOVATI	30,000	C				Remodel bathroom;
9/6/2013	5542	WINDOWS	50,000	C				reside structure,
11/17/2005	3321	RENOVATI	36,200	C				cover over front d
5/18/1993	235	SHED	5,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025		6	JN
12/12/2018	PERMIT VISIT	622	K Cuoco
10/6/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
6/15/2006	MEAS/EXT INS	50	
6/15/2006	MEAS+INSPCTD	50	
5/18/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS/EXT INS	606	
12/20/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

