

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 138 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MELA THEOFANIE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 138 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4403 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | GALINSKY - BLAIR I |
| Owner 2: | GALINSKY - VICKI |
| Street 1: | 138 TOWER RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4403 |

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily WOOD SHING Exterior and 3442 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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 | | 43560 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.59 | R3 | | | | | | | | | 689,297 | | | | | | 689,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 1.000 | 573,300 | | 689,300 | 1,262,600 |
| Total Card | | 1.000 | 573,300 | 689,300 | 1,262,600 |
| Total Parcel | | 1.000 | 573,300 | 689,300 | 1,262,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 366.82 | | /Parcel: 366.82 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 582,200 | 0 | 1. | 669,300 | 1,251,500 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 575,700 | 0 | 1. | 656,100 | 1,231,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 497,400 | 0 | 1. | 604,300 | 1,101,700 | 1,101,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 429,200 | 0 | 1. | 546,300 | 975,500 | 975,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 403,200 | 0 | 1. | 483,500 | 886,700 | 886,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 396,400 | 0 | 1. | 483,500 | 879,900 | 879,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 393,000 | 0 | 1. | 468,300 | 861,300 | 861,300 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 393,000 | 0 | 1. | 468,300 | 861,300 | 861,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| GALINSKY, BLAIR | 71566-306 | | 8/31/2018 | | 886,500 | No | No | | |
| BRENNAN MICHAEL | 49932-208 | | 8/13/2007 | | 940,000 | No | No | | |
| TOLER LOUISE | 19496-332 | | 11/29/1988 | | 280,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 4/22/2024 | R-24-2024 | ROOF | 15,800 | C | | | | Strip existing shi |
| 7/19/1994 | 531-94 | ADDITION | 97,000 | C | 3/22/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/23/2025 | MEAS/EXT INS | 6 | JN |
| 8/16/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/25/2007 | MEAS+INSPCTD | 617 | D HASCHIG |
| 5/17/2007 | MEAS+INSPCTD | 100 | |
| 3/22/1996 | MEAS+INSPCTD | 606 | |
| 8/30/1995 | PERMIT VISIT | 606 | |
| 8/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 112 15 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: | |
| CivilDistrict: | |
| Ratio: | |

