



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KOSTMAN TR MARY
Owner 2:	
Owner 3:	MARY KOSTMAN REVOCABLE TRUST
Street 1:	131 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KOSTMAN - MARY
Owner 2:	-
Street 1:	131 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1915, having primarily WOOD SHING Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.1634		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,719						5,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	321,700	4,100	804,100	1,129,900
<b>Total Card</b> 2.000 321,700 4,100 804,100 1,129,900					
<b>Total Parcel</b> 2.000 321,700 4,100 804,100 1,129,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		581.22	/Parcel: 581.22

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	302,400	3800	2.	780,900	1,087,100		Year End Roll	12/2/2024
2024	101	FV	300,700	3800	2.	764,900	1,069,400		Year end	11/9/2023
2023	101	FV	263,100	3800	2.	704,900	971,800	971,800	Year end	11/3/2022
2022	101	FV	222,700	3800	2.	637,700	864,200	864,200	Year End Roll	10/19/2021
2021	101	FV	209,300	3800	2.	564,900	778,000	778,000	Year End Roll	10/15/2020
2020	101	FV	173,800	3800	2.	564,900	742,500	742,500	Year End Roll	9/26/2019
2019	101	FV	169,100	3800	2.	547,300	720,200	720,200	Create Final va	6/4/2019
2018	101	FV	169,100	3800	2.	547,300	720,200	720,200	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOSTMAN,MARY	58945-158		4/23/2012	FAMILY		1	No	No	MOVED TO A TRUST
COLLINS TR,JOSE	56318-274		1/20/2011		600,000		No	No	
LUPO ROBERT N T	56318-271		1/20/2011	SUBSEQUENT S			No	No	
LUPO ROBERT N,	41225-546		10/20/2003	CONVENIENC		1	No	No	
LUPO ROBERT N T	41225-526		10/20/2003	CONVENIENC		1	No	No	
JENSEN HOLGAR	17861-315		2/12/1987		225,000		No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2018	7123	RENO-ADD	130,000	C	10/2/2020			Amend permit 6940
12/14/2017	6940	RENOVATI	200,000	C	10/2/2020			Remodel 1st and 2n
6/16/1995	750-95	MANUAL	4,100	C	6/21/1996			F ESCAPE

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/17/2021	QUESTIONNAIR	624	W Coelho
9/8/2020	CnfmdbldgDpt	624	W Coelho
5/31/2012	MEAS/EXT INS	618	G BOURGAULT
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	
3/22/1996	MEAS+INSPCTD	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

