

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWN TR SARA R
Owner 2:	BROWN TR STEPHEN D
Owner 3:	SARA BROWN 2006 REVOCABLE TRS
Street 1:	24 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

PREVIOUS OWNER

Owner 1:	BROWN - SARA R
Owner 2:	-
Street 1:	24 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 2007, having primarily CLAPBOARD Exterior and 4478 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		40075		SQUARE FE	PRIME SITE		0	11.98	1.70	R4									814,910						814,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	814,910	SpI Credit	Total:	814,900
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	1,058,500		814,900	1,873,400
Total Card	0.920	1,058,500		814,900	1,873,400
Total Parcel	0.920	1,058,500		814,900	1,873,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	418.36	/Parcel:	418.36

Legal Description
1427
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/23/25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	953,800	0	.92	791,100	1,744,900		Year End Roll	12/2/2024
2024	101	FV	948,100	0	.92	775,500	1,723,600		Year end	11/9/2023
2023	101	FV	823,900	0	.92	629,200	1,453,100	1,453,100	Year end	11/3/2022
2022	101	FV	730,700	0	.92	582,300	1,313,000	1,313,000	Year End Roll	10/19/2021
2021	101	FV	683,700	0	.92	544,200	1,227,900	1,227,900	Year End Roll	10/15/2020
2020	101	FV	607,300	0	.92	564,600	1,171,900	1,171,900	Year End Roll	9/26/2019
2019	101	FV	563,900	0	.92	549,600	1,113,500	1,113,500	Create Final va	6/4/2019
2018	101	FV	563,900	0	.92	549,600	1,113,500	1,113,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN,SARA R	75615-333		9/15/2020	CONVENIENC		1	No	No	
BROWN STEPHEN D	47432-151		5/8/2006	FAMILY		1	No	No	
BROWN STEPHEN D	43485-408		8/10/2004	CONVENIENC		1	No	No	
COLLINS LAURENC	32877-430		5/17/2001		785,000	No	No		
RICHARD H. MISS	12414-128		4/13/1973		55,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2024	R-24-0091	ROOF	76,680	C				Strip & reroof
9/1/2011	4844	FINISH B	52,000	C	5/28/2012			finish bmt space
5/31/2006	3447	RENO-ADD	495,400	C	6/8/2007			Reno existing hous
11/21/1997	1311	ROOF	4,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
5/28/2012	MEAS+INSPCTD	25	D ERSKINE
6/8/2007	MEAS+INSPCTD	100	
3/7/1998	MEAS/EXT INS	602	
3/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	74 26 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:	

PRINT
 Date Time
 09/26/25 17:39:29
 LAST REV
 Date Time
 02/21/25 19:39:34
 apro
 2029

