

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAULSBY LUCY
Owner 2:	MENDELSON JOHN
Owner 3:	
Street 1:	30 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Carley - Thomas K
Owner 2:	Carley - Ann A
Street 1:	317 West 99th St
Twn/City:	New York
St/Prov:	NY Cntry
Postal:	10025

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1720, having primarily CLAPBOARD Exterior and 3349 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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 R4	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		65339.6		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									905,710						905,700	

Total AC/HA:	1.49999	Total SF/SM:	65340	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	905,710	SpI Credit	Total:	905,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.500	770,800	1,200	905,700	1,677,700
Total Card	1.500	770,800	1,200	905,700	1,677,700
Total Parcel	1.500	770,800	1,200	905,700	1,677,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		500.96	/Parcel: 500.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	725,100	1200	1.5	879,200	1,605,500		Year End Roll	12/2/2024
2024	101	FV	712,300	1200	1.5	861,900	1,575,400		Year end	11/9/2023
2023	101	FV	601,500	1200	1.5	699,300	1,302,000	1,302,000	Year end	11/3/2022
2022	101	FV	510,100	1200	1.5	647,200	1,158,500	1,158,500	Year End Roll	10/19/2021
2021	101	FV	531,000	1200	1.5	604,800	1,137,000	1,137,000	Year End Roll	10/15/2020
2020	101	FV	539,400	1200	1.5	627,500	1,168,100	1,168,100	Year End Roll	9/26/2019
2019	101	FV	503,800	1200	1.5	610,900	1,115,900	1,115,900	Create Final va	6/4/2019
2018	101	FV	503,800	1200	1.5	610,900	1,115,900	1,115,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Carley,Thomas K	59381-336		6/26/2012	DIVORCE/ESTA	835,000	No	No		
CARLEY TR,THOMA	58477-592		2/13/2012	DIVORCE/ESTA		No	No		
CARLEY JOHN A,	54099-346		1/5/2010	DIVORCE/ESTA		1	No	No	
CARLEY JOHN A,	39233-222		5/19/2003	CONVENIENC		1	No	No	
	9944-447		12/19/1961		49,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2025	R-25-109	BATH	25,000	O				
1/27/2025	E-25-0013	MANUAL	1,100	C				
5/4/2022	MEC-22-000	MANUAL	86,415	O				Installation of Mi
3/23/2022	R-22-0055	BATH	25,000	O	8/18/2022			2nd floor bathroom
2/8/2022	R-22-0024	RENOVATI	48,000	O	5/11/2022			Remove firebox & b
2/3/2022	R-22-0020	KITCHEN	220,500	O	8/18/2022			Kitchen & bathroom
11/1/2019	R-19-0191	MANUAL	25,025	C	3/4/2021			Install 3/4" concr
3/3/2000	1880	ROOF		C	5/15/2000			5/15/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS/EXT INS	617	D HASCHIG
5/15/2000	MEAS/EXT INS	611	
3/19/1996	MEAS+INSPCTD	606	
4/22/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 27 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	17:39:37

LAST REV

Date	Time
07/22/25	10:22:27

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