

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIRTH SEAN D
Owner 2:	WIRTH LAUREN Y
Owner 3:	
Street 1:	21 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3209 Type:

PREVIOUS OWNER

Owner 1:	GREEN - ROBERT V
Owner 2:	GREEN - THERESE T
Street 1:	21 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3209

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1990, having primarily CLAPBOARD Exterior and 4481 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	11.98	1.00	R4									958,400						958,400	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	SpI Credit	Total:	958,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	685,100	26,400	958,400	1,669,900
Total Card	1.837	685,100	26,400	958,400	1,669,900
Total Parcel	1.837	685,100	26,400	958,400	1,669,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		372.66	/Parcel: 372.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	635,600	24700	1.837	930,400	1,590,700		Year End Roll	12/2/2024
2024	101	FV	626,500	24700	1.837	912,000	1,563,200		Year end	11/9/2023
2023	101	FV	621,900	24700	1.837	740,000	1,386,600	1,386,600	Year end	11/3/2022
2022	101	FV	544,400	29300	1.837	684,800	1,258,500	1,258,500	Year End Roll	10/19/2021
2021	101	FV	491,000	29300	1.837	640,000	1,160,300	1,160,300	Year End Roll	10/15/2020
2020	101	FV	486,700	29300	1.837	664,000	1,180,000	1,180,000	Year End Roll	9/26/2019
2019	101	FV	450,900	29300	1.837	646,400	1,126,600	1,126,600	Create Final va	6/4/2019
2018	101	FV	450,900	29300	1.837	646,400	1,126,600	1,126,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN,ROBERT V	66054-433		9/10/2015		1,175,000	No	No		
EST. ISABEL PEI	20006-360		8/14/1989		275,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2023	R-23-0116	ROOF	14,245	C				Strip & re-roof ma
3/1/2017	6676	MANUAL	3,000	C				Airseal the attic
4/7/1994	441	FINISH B	1,400	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
2/23/2016	SALES INSP	618	G BOURGAULT
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS+INSPCTD	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	74 28 1
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:	

Legal Description

Parcel ID 152 48 0

Entered Lot Size

Total Land:

Land Unit Type:

!2032!

PRINT

Date	Time
09/26/25	17:39:52

LAST REV

Date	Time
02/17/25	14:58:12

apro

2032

PAT ACCT.

