

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAMILTON THOMAS
Owner 2:	HAMILTON VIRGINIA
Owner 3:	
Street 1:	4 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3210 Type:

PREVIOUS OWNER

Owner 1:	CASWELL FREDERICK M -
Owner 2:	CASWELL PAMELA K -
Street 1:	4 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3210

NARRATIVE DESCRIPTION

This parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1890, having primarily CLAPBOARD Exterior and 3373 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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		69696		SQUARE FE	PRIME SITE		0	11.98	1.10	R4									921,368						921,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.600	714,800	43,000	921,400	1,679,200
Total Card		1.600	714,800	43,000	921,400
Total Parcel		1.600	714,800	43,000	921,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 497.87		/Parcel: 497.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	671,800	40200	1.6	894,500	1,606,500		Year End Roll	12/2/2024
2024	101	FV	658,900	40200	1.6	876,800	1,575,900		Year end	11/9/2023
2023	101	FV	547,500	40200	1.6	711,400	1,299,100	1,299,100	Year end	11/3/2022
2022	101	FV	456,800	40200	1.6	658,300	1,155,300	1,155,300	Year End Roll	10/19/2021
2021	101	FV	477,800	40200	1.6	615,300	1,133,300	1,133,300	Year End Roll	10/15/2020
2020	101	FV	486,200	40200	1.6	638,300	1,164,700	1,164,700	Year End Roll	9/26/2019
2019	101	FV	452,900	40200	1.6	621,400	1,114,500	1,114,500	Create Final va	6/4/2019
2018	101	FV	452,900	40200	1.6	621,400	1,114,500	1,114,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASWELL FREDERI	50479-23		12/17/2007		1,150,000	No	No		
SAWTELL, EST. A	24825-527		8/31/1994		485,000	No	No		
	6572-286		1/19/1942		6,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2025	R-25-0012	INSULATI	6,336	C				Insulate attic w/c
1/7/2025	E-25-0004	MANUAL	3,600	C				
8/19/2021	R-21-0197	ROOF	12,960	C				Strip & re-roof dw
10/1/2018	7206	BATH	37,500	C	12/28/2018			Remodel 2 existing
7/26/2018	7148	MANUAL	9,800	C				Replace porch deck
4/23/2009	4158	RENOVATI	93,000	C	7/21/2010			enlarge kit into s
4/5/1996	920-96	RENO-BAR	37,000	C	6/21/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
3/19/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	74 7 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:	

