

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAYNARD NICHOLAS
Owner 2:	MAYNARD ELIZABETH
Owner 3:	
Street 1:	34 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	GUY M CYNTHIA -
Owner 2:	-
Street 1:	34 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

NARRATIVE DESCRIPTION

This parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1958, having primarily CLAPBOARD Exterior and 4578 Square Feet, with 1 Unit, 2 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		2.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									72,205						72,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.900	495,600		1,114,600	1,610,200
Total Card 3.900 495,600 1,114,600 1,610,200					
Total Parcel 3.900 495,600 1,114,600 1,610,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 351.73		/Parcel: 351.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	308,300	0	3.9	1,084,200	1,392,500		Year End Roll	12/2/2024
2024	101	FV	294,100	0	3.9	1,053,900	1,348,000		Year end	11/9/2023
2023	101	FV	270,500	0	3.9	901,900	1,172,400	1,172,400	Year end	11/3/2022
2022	101	FV	236,600	0	3.9	829,900	1,066,500	1,066,500	Year End Roll	10/19/2021
2021	101	FV	217,900	0	3.9	861,900	1,079,800	1,079,800	Year End Roll	10/15/2020
2020	101	FV	216,000	0	3.9	861,900	1,077,900	1,077,900	Year End Roll	9/26/2019
2019	101	FV	197,300	0	3.9	858,700	1,056,000	1,056,000	Create Final va	6/4/2019
2018	101	FV	197,300	0	3.9	858,700	1,056,000	1,056,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUY, M CYNTHIA	43775-366		9/24/2004		1,082,000	No	No		
GUY, DONALD EST	16882-590		4/2/1986	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2025	P-24-0056	MANUAL	10,000	C				
10/22/2024	R-24-0198	SOLAR PA	10,299	C				R&R Solar removed
4/2/2024	MEC-24-0000	MECHANIC	30,000	C				HVAC replacement
9/23/2019	R-19-0149	BATH	55,500	C	3/12/2020			Remodel two bathro
11/30/2017	6927	SOLAR PA	50,000	C				Install solar pane
2/23/2005	3126	ADDITION	200,000	C	6/11/2005			gar, kitc, laun, m

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2025	MEAS/EXT INS	6	JN
10/5/2011	MEAS+INSPCTD	25	D ERSKINE
5/10/2005	MEAS+INSPCTD	600	
5/17/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	85 10 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:	

