

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GIDLEWSKI JOSHUA M
Owner 2:	GIDLEWSKI CAILIN G
Owner 3:	
Street 1:	54 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3307 Type:

PREVIOUS OWNER

Owner 1:	Lennon - James V
Owner 2:	Rushby - Kathy A
Street 1:	54 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This parcel contains 1.239 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1886, having primarily CLAPBOARD Exterior and 4506 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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		53954		SQUARE FE	PRIME SITE		0	11.98	1.34	R4									864,790						864,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.239	739,600	3,300	864,800	1,607,700
Total Card 1.239 739,600 3,300 864,800 1,607,700					
Total Parcel 1.239 739,600 3,300 864,800 1,607,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 356.81		/Parcel: 356.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	698,300	3100	1.239	839,500	1,540,900		Year End Roll	12/2/2024
2024	101	FV	688,100	3100	1.239	822,900	1,514,100		Year end	11/9/2023
2023	101	FV	683,000	3100	1.239	667,700	1,353,800	1,353,800	Year end	11/3/2022
2022	101	FV	610,000	3100	1.239	617,900	1,231,000	1,231,000	Year End Roll	10/19/2021
2021	101	FV	568,900	3100	1.239	577,500	1,149,500	1,149,500	Year End Roll	10/15/2020
2020	101	FV	532,400	3100	1.239	599,100	1,134,600	1,134,600	Year End Roll	9/26/2019
2019	101	FV	481,500	3100	1.239	583,300	1,067,900	1,067,900	Create Final va	6/4/2019
2018	101	FV	481,500	3100	1.239	583,300	1,067,900	1,067,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Lennon,James V	59690-448		8/8/2012		689,000	No	No		Death Cert #59690-446
DEE, HELEN A.	14937-344		3/21/1983	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2018	7270	FINISH B	40,000	C	4/23/2019			Finish partially f
6/29/2015	6132	RENOVATI	175,000	C	10/30/2015			Owner takes custod
4/13/2015	6053	RENOVATI	23,400	C	3/17/2016			Install landing, b
2/26/2014	5656	MANUAL	18,000	C	5/14/2014			sheet metal for du
6/24/2013	5456	RENO-ADD	620,000	C	10/30/2015			addition of family
4/14/1997	1165-97	ROOF	3,000	C	6/15/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2020	QUESTIONNAIR	624	W Coelho
5/14/2014	MEAS/EXT INS	25	D ERSKINE
10/5/2011	MEAS/EXT INS	25	D ERSKINE
7/1/2006	MEAS+INSPCTD	615	
6/15/1997	MEAS/EXT INS	100	
3/19/1996	MEAS/EXT INS	606	
12/8/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 24 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:	

