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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,151,000 / 1,151,000
USE VALUE: 1,151,000 / 1,151,000
ASSESSed: 1,151,000 / 1,151,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 49, TOWER RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, TwN/City, St/Prov, Postal, Type. Row 1: HILL LESLIE, 49 TOWER ROAD, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, TwN/City, St/Prov, Postal, Type. Row 1: 49 TOWER LLC, 84 WELLS ROAD, LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1920, having primarily VINYL Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, R-1, Single Fam, 100, water, A, SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Influ, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes. Row 1: 101, ONE FAM, 68389, SQUARE FE, PRIME SITE, 0, 11.98, 1.12, R4, 916,674, 916,700

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 1.850, 222,700, 9,600, 918,700, 1,151,000

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 194,700, 9000, 1.85, 891,900, 1,095,600, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: 49 TOWER LLC, 84323-555, 7/7/2025, 1,200,000

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 6/22/1995, 755-95, ROOF, 900, C, 6/21/1996

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 1/23/2025, MEAS/EXT INS, 6, JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 85 26 0

Total AC/HA: 1.85000 Total SF/SM: 80586 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 918,634 Spl Credit Total: 918,700

