Map	Lot	Sublot	Building	Unit	CARD
163	28	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,556,600	/	2,556,600
USE VALUE:	2,556,600	/	2,556,600
ASSESSED:	2,556,600	/	2,556,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SMALL JONATHAN C		
Owner 2:	SMALL PAMELA H		
Owner 3:			
Street 1:	61 TOWER RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3304	Type:	

PREVIOUS OWNER

Owner 1:	ADKINS ROBERT H -		
Owner 2:	ADKINS ALISON CORNER -		
Street 1:	61 TOWER RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-3304		

NARRATIVE DESCRIPTION

This parcel contains 2.667 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1989, having primarily CLAPBOARD Exterior and 5339 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.667	1,592,400		964,200	2,556,600
Total Card	2.667	1,592,400		964,200	2,556,600
Total Parcel	2.667	1,592,400		964,200	2,556,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.90 | /Parcel: 478.90

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/23/25

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 163 28 0

!2151!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,413,500	0	2.667	936,200	2,349,700		Year End Roll	12/2/2024
2024	101	FV	1,363,200	0	2.667	917,000	2,280,200		Year end	11/9/2023
2023	101	FV	1,173,300	0	2.667	745,000	1,918,300	1,918,300	Year end	11/3/2022
2022	101	FV	978,600	0	2.667	689,800	1,668,400	1,668,400	Year End Roll	10/19/2021
2021	101	FV	945,900	0	2.667	645,000	1,590,900	1,590,900	Year End Roll	10/15/2020
2020	101	FV	973,900	0	2.667	669,000	1,642,900	1,642,900	Year End Roll	9/26/2019
2019	101	FV	987,300	0	2.667	651,400	1,638,700	1,638,700	Create Final va	6/4/2019
2018	101	FV	987,300	0	2.667	651,400	1,638,700	1,638,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:57:44

LAST REV

Date	Time
02/18/25	11:21:59
apro	

PAT ACCT. 2151

USER DEFINED

Prior Id # 1:	85 27 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADKINS ROBERT H	42949-70		6/2/2004		1,592,500	No	No		
COUNTRYSIDE EST	19961-185		7/25/1989		868,625	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2011	4878	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/14/2013	MEAS+INSPCTD	25	D ERSKINE
5/10/2005	MEAS/EXT INS	600	
3/19/1996	MEAS+INSPCTD	606	
12/13/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	
101	ONE FAM		0.83		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									5,810						5,800	Wetland

Total AC/HA:	2.66655	Total SF/SM:	116155	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	964,210	Spl Credit
									Total:	964,200	

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

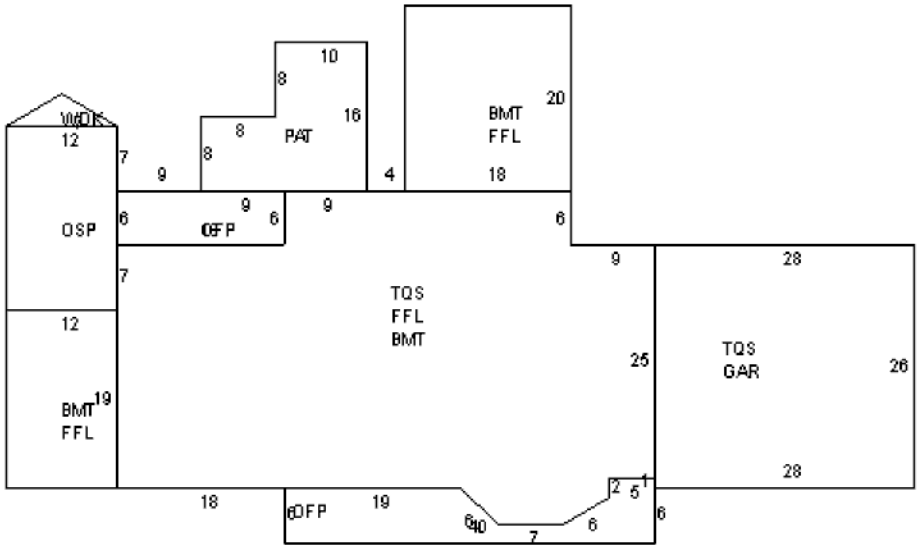
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	3	HB	1				

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.5	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	2
Totals			
1	11	5	

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.89369535
Const Adj.:	1.05059993
Adj $ / SQ:	156.799
Other Features:	65236
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1799369
Depreciation:	206927
Depreciated Total:	1592441

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1232284.883

Juris. Factor:		Before Depr:	313.60
Special Features:	0	Val/Su Net:	198.53
Final Total:	1592400	Val/Su SzAd	381.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,326	58.800	136,768
FFL	1ST FLOOR	2,326	156.800	364,715
TQS	3/4 STORY	1,850	156.800	290,000
GAR	GARAGE	728	38.520	28,043
OFP	OPEN PORCH	305	16.050	4,895
OSP	SCRN PORCH	240	24.070	5,778
PAT	PATIO	224	14.980	3,356
WDK	WOOD DECK	22	40.660	895
	Net Sketched Area:	8,021	Total:	834,450
Size Ad	4175.5	Gross Area	8637	FinArea	5339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

163 28 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc