

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,248,600 / 1,248,600  
 USE VALUE: 1,248,600 / 1,248,600  
 ASSESSED: 1,248,600 / 1,248,600



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOEGE SPENCER
Owner 2:	BOEGE CATHERINE
Owner 3:	
Street 1:	58 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORGAN - ELLEN S
Owner 2:	-
Street 1:	PO BOX 21
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1913, having primarily WOOD SHING Exterior and 2991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,205						16,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.300	273,000	1,000	974,600	1,248,600
<b>Total Card</b> 2.300 273,000 1,000 974,600 1,248,600					
<b>Total Parcel</b> 2.300 273,000 1,000 974,600 1,248,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		417.42	/Parcel: 417.42

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	312,800	1000	2.3	946,600	1,260,400		Year End Roll	12/2/2024
2024	101	FV	247,200	1000	2.3	925,900	1,174,100		Year end	11/9/2023
2023	101	FV	219,600	1000	2.3	753,900	974,500	974,500	Year end	11/3/2022
2022	101	FV	164,600	1200	2.3	698,700	864,500	864,500	Year End Roll	10/19/2021
2021	101	FV	146,000	1200	2.3	653,900	801,100	801,100	Year End Roll	10/15/2020
2020	101	FV	140,300	1200	2.3	677,900	819,400	819,400	Year End Roll	9/26/2019
2019	101	FV	140,300	1200	2.3	660,300	801,800	801,800	Create Final va	6/4/2019
2018	101	FV	139,100	1200	2.3	660,300	800,600	800,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN,ELLEN S	75859-109		10/13/2020		900,000	No	No		
WOLF ROBERT G	23225-489		5/25/1993		337,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2021	SH-21-0006	SHEET MT	22,000	O				Sheet metal work f
12/7/2020	R-20-0216	RENO-ADD	500,000	O	11/23/2021			Addition for 2 bat
10/16/2003	2793	WDK	8,000	C	6/23/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/23/2004	MEAS/EXT INS	615	
5/15/1996	MEAS+INSPCTD	606	
3/19/1996	MEAS/EXT INS	606	
7/11/1995	INSPECTED	600	
6/20/1994	FIELDREV CHG	600	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

