Map	Lot	Sublot	Building	Unit	CARD
152	43	0			1 of 1

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	22,000	/	22,000
USE VALUE:	22,000	/	22,000
ASSESSED:	22,000	/	22,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ANDRYSIAK TR CHRISTOPHER C
Owner 2:	ANDRYSIAK TR SARAH D
Owner 3:	33 TOWER ROAD REALTY TRUST
Street 1:	33 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON - LYNN B
Owner 2:	-
Street 1:	278 MARY STREET
Twn/City:	WINNETKA
St/Prov:	IL Cntry
Postal:	60093-1522

NARRATIVE DESCRIPTION

This Parcel contains 3.142 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	3.142			22,000	22,000
Total Card	3.142			22,000	22,000
Total Parcel	3.142			22,000	22,000

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

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152 43 0

!2156!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	3.142	22,000	22,000		Year End Roll	12/2/2024
2024	132	FV		0	3.142	18,900	18,900		Year end	11/9/2023
2023	132	FV		0	3.142	18,900	18,900	18,900	Year end	11/3/2022
2022	132	FV		0	3.142	18,900	18,900	18,900	Year End Roll	10/19/2021
2021	132	FV		0	3.142	18,900	18,900	18,900	Year End Roll	10/15/2020
2020	132	FV		0	3.142	18,900	18,900	18,900	Year End Roll	9/26/2019
2019	132	FV		0	3.142	18,900	18,900	18,900	Create Final va	6/4/2019
2018	132	FV		0	3.142	18,900	18,900	18,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:58:26

LAST REV

Date	Time
07/20/21	13:12:16
blakeley	

PAT ACCT. 2156

USER DEFINED

Prior Id # 1:	85 4 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
DONALDSON,LYNN	78042-211		6/17/2021	CONVENIENC	1	No	No		
DONALDSON, LYNN	24777-413		8/12/1994	FAMILY	1	Yes	No		
DONALDSON ROBER	12488-436		7/30/1973		25,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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
132	UNDEV		3.142		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									21,994						22,000	Cons Restr

Total AC/HA:	3.14200	Total SF/SM:	136866	Parcel LUC:	132	UNDEV	Prime NB Desc	RES CAT 4	Total:	21,994	Spl Credit		Total: 22,000

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

LAND UNDER 30 YR.CONSERV. RESTRICTION
12/1976 DAVID DECEASED 9/94.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

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

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

152 43 0

SPEC FEATURES/YARD ITEMS

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:	