

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DELORI FRANCOIS C
Owner 2:	DELORI ROSAMOND P
Owner 3:	
Street 1:	44 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.77 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1915, having primarily CLAPBOARD Exterior and 4400 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.933		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									32,655						32,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.770	705,500	7,200	1,075,100	1,787,800
Total Card 2.770 705,500 7,200 1,075,100 1,787,800					
Total Parcel 2.770 705,500 7,200 1,075,100 1,787,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.32		/Parcel: 406.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	667,300	6800	2.77	1,044,700	1,718,800		Year End Roll	12/2/2024
2024	101	FV	658,400	6800	2.77	1,020,000	1,685,200		Year end	11/9/2023
2023	101	FV	597,000	6800	2.77	868,000	1,471,800	1,471,800	Year end	11/3/2022
2022	101	FV	546,000	6800	2.77	796,000	1,348,800	1,348,800	Year End Roll	10/19/2021
2021	101	FV	459,500	6800	2.77	828,000	1,294,300	1,294,300	Year End Roll	10/15/2020
2020	101	FV	455,800	6800	2.77	828,000	1,290,600	1,290,600	Year End Roll	9/26/2019
2019	101	FV	414,200	6800	2.77	824,800	1,245,800	1,245,800	Create Final va	6/4/2019
2018	101	FV	415,500	6800	2.77	824,800	1,247,100	1,247,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEAVER, BARBARA	15379-417		12/28/1983		408,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2024	R-24-0007	APARTMEN		1	C			Applicaton to conv
8/24/2020	R-20-0139	RENO-ADD	215,750	C	5/3/2021			Renovation of exis
2/28/2018	6989	MANUAL	1,283	C				Weatherization & a
6/9/2010	4479	RENOVATI	160,000	C	7/6/2011			Reno 2nd fl master
7/21/1997	1231	RENOVATI	15,000	C	7/1/1998			7/1/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2021	QUESTIONNAIR	624	W Coelho
10/5/2011	MEAS/EXT INS	25	D ERSKINE
7/6/2011	M&L EXTERIOR	25	D ERSKINE
7/16/2007	MEAS/EXT INS	617	D HASCHIG
7/1/1998	MEAS/EXT INS	600	
3/18/1996	MEAS+INSPCTD	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	85 6 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:	

