



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEVY DAVID E
Owner 2:	LEVY PATRICIA M SCANLON
Owner 3:	
Street 1:	38 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 .93 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1930, having primarily BRICK Ventr Exterior and 2686 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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		40510		SQUARE FE	PRIME SITE		0	11.98	1.68	R4									816,476						816,500	

Total AC/HA:	0.92998	Total SF/SM:	40510	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	816,476	SpI Credit	Total:	816,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.930	510,900	2,400	816,500	1,329,800	
Total Card		0.930	510,900	2,400	816,500	1,329,800
Total Parcel		0.930	510,900	2,400	816,500	1,329,800
Source:		Market Adj Cost		Total Value per SQ unit /Card: 495.05 /Parcel: 495.05		

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	486,900	2200	.93	792,600	1,281,700		Year End Roll	12/2/2024
2024	101	FV	484,300	2200	.93	776,900	1,263,400		Year end	11/9/2023
2023	101	FV	425,800	2200	.93	630,400	1,058,400	1,058,400	Year end	11/3/2022
2022	101	FV	362,700	2000	.93	583,400	948,100	948,100	Year End Roll	10/19/2021
2021	101	FV	359,000	2000	.93	545,200	906,200	906,200	Year End Roll	10/15/2020
2020	101	FV	323,400	2000	.93	565,700	891,100	891,100	Year End Roll	9/26/2019
2019	101	FV	312,700	2000	.93	550,700	865,400	865,400	Create Final va	6/4/2019
2018	101	FV	312,700	2000	.93	550,700	865,400	865,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARMSTRONG, ELAI	24977-550		11/4/1994	CHD>SALE	265,000	No	No		
STEPHNIE MUKHIT	19006-515		4/26/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2024	E-24-253			C				
9/20/2017	6862	SHEET MT	1,250	C				Sheet metal work f
7/31/2017	6809	KITCHEN	115,000	C				Remodel the kitche
10/18/2011	4897	ADDITION	60,000	C	8/22/2012			construct 2 story
12/21/2010	4635	RENOVATI	37,499	C	7/6/2011			fin bsmt for famil
12/16/1994	651-94	ADDITION	130,000	C	3/19/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
1/30/2019	PERMIT VISIT	622	K Cuoco
5/31/2012	MEAS/EXT INS	25	D ERSKINE
7/6/2011	M&L EXTERIOR	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	
3/19/1996	MEAS/EXT INS	606	
8/30/1995	PERMIT VISIT	606	
7/28/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	85 7 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:	

PRINT

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

LAST REV

Date	Time
07/09/25	13:31:10
apro	
2159	

