

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEATTY JR TR THOMAS L
Owner 2:	HOUBART TR SYLVIE S
Owner 3:	BEATTY NOMINEE TRUST
Street 1:	36 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3300 Type:

PREVIOUS OWNER

Owner 1:	BEATTY JR - THOMAS L
Owner 2:	HOUBART - SYLVIE S
Street 1:	36 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3300

NARRATIVE DESCRIPTION

This parcel contains 2.09 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1935, having primarily CLAPBOARD Exterior and 3935 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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
				Sewer		
				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		0.253		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									8,855						8,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.090	524,400	600	1,051,300	1,576,300
Total Card 2.090 524,400 600 1,051,300 1,576,300					
Total Parcel 2.090 524,400 600 1,051,300 1,576,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 400.58		/Parcel: 400.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	496,800	600	2.09	1,020,900	1,518,300		Year End Roll	12/2/2024
2024	101	FV	490,300	600	2.09	999,600	1,490,500		Year end	11/9/2023
2023	101	FV	487,000	600	2.09	847,600	1,335,200	1,335,200	Year end	11/3/2022
2022	101	FV	429,500	900	2.09	775,600	1,206,000	1,206,000	Year End Roll	10/19/2021
2021	101	FV	424,200	900	2.09	807,600	1,232,700	1,232,700	Year End Roll	10/15/2020
2020	101	FV	420,900	900	2.09	807,600	1,229,400	1,229,400	Year End Roll	9/26/2019
2019	101	FV	397,600	900	2.09	804,400	1,202,900	1,202,900	Create Final va	6/4/2019
2018	101	FV	397,600	900	2.09	804,400	1,202,900	1,202,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEATTY JR, THOMA	65820-163		7/30/2015	CONVENIENC	100	No	No		
HYDE, BENJAMIN	19226-350		7/28/1988		510,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2022	R-22-0035	DOORS	8,290	C	5/3/2022			Replace 1 patio do
10/21/2021	R-21-0243	WINDOWS	1,623	C				Replace 3 windows;
4/19/2016	6400	MANUAL	13,000	C				Sheet metal work f
10/18/2011	4898	RENOVATI	10,500	C	5/29/2012			interior repairs t
10/27/2003	2804	MANUAL	10,000	C				finish work starte
4/14/2003	2678	RENO-ADD	156,000	C	6/28/2003			kitchen add, ren b
4/16/1996	925-96	MANUAL	88,000	C	6/21/1996			BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	MEAS/EXT INS	25	D ERSKINE
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
3/19/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 85 8 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:

