

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUELL LAWRENCE I
Owner 2:	BUELL PHYLLIS K
Owner 3:	
Street 1:	60 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3307 Type:

PREVIOUS OWNER

Owner 1:	PADDOCK ILGA B -
Owner 2:	-
Street 1:	60 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This parcel contains 10. ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1971, having primarily WOOD Exterior and 3005 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 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		0.863		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									30,205						30,200	
101	ONE FAM		7.3		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									51,100						51,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10.000	701,600	3,700	1,039,700	1,745,000
Total Card 10.000 701,600 3,700 1,039,700 1,745,000					
Total Parcel 10.000 701,600 3,700 1,039,700 1,745,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 580.78		/Parcel: 580.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	660,100	3400	10.	1,011,700	1,675,200		Year End Roll	12/2/2024
2024	101	FV	670,900	3400	10.	981,700	1,656,000		Year end	11/9/2023
2023	101	FV	524,000	3400	10.	809,700	1,337,100	1,337,100	Year end	11/3/2022
2022	101	FV	451,600	3600	10.	754,500	1,209,700	1,209,700	Year End Roll	10/19/2021
2021	101	FV	437,000	3600	10.	709,700	1,150,300	1,150,300	Year End Roll	10/15/2020
2020	101	FV	399,700	3600	10.	733,700	1,137,000	1,137,000	Year End Roll	9/26/2019
2019	101	FV	370,700	3600	10.	716,100	1,090,400	1,090,400	Create Final va	6/4/2019
2018	101	FV	370,700	3600	10.	716,100	1,090,400	1,090,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PADDOCK ILGA B,	30273-549		6/9/1999		685,000	No	No		
COMERFORD JOHN	13629-536		1/19/1979		155,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/16/2007	MEAS+INSPCTD	617	D HASCHIG
2/24/2000	MEAS+INSPCTD	600	
5/14/1996	MEAS+INSPCTD	606	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	93 1 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:	

