

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUGAN MICHAEL J
Owner 2:	ALPERT DEBRA
Owner 3:	
Street 1:	86 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PRUITT STEPHEN L -
Owner 2:	-
Street 1:	86 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3307

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1959, having primarily CLAPBOARD Exterior and 2563 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	550,500		798,500	1,349,000
Total Card		1.847	550,500	798,500	1,349,000
Total Parcel		1.847	550,500	798,500	1,349,000
Source:		Market Adj Cost		Total Value per SQ unit /Card:	526.34
				/Parcel:	526.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	520,900	0	1.847	775,300	1,296,200		Year End Roll	12/2/2024
2024	101	FV	508,700	0	1.847	760,100	1,268,800		Year end	11/9/2023
2023	101	FV	468,800	0	1.847	700,100	1,168,900	1,168,900	Year end	11/3/2022
2022	101	FV	401,400	0	1.847	632,900	1,034,300	1,034,300	Year End Roll	10/19/2021
2021	101	FV	389,300	0	1.847	560,100	949,400	949,400	Year End Roll	10/15/2020
2020	101	FV	386,100	0	1.847	560,100	946,200	946,200	Year End Roll	9/26/2019
2019	101	FV	351,100	0	1.847	542,500	893,600	893,600	Create Final va	6/4/2019
2018	101	FV	351,100	0	1.847	542,500	893,600	893,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRUITT STEPHEN	49343-240		4/25/2007		950,000	No	No		
PRUITT STEPHEN	48772-514		1/3/2007	FAMILY		1	No	No	
MAURO PAUL J	18015-146		4/9/1987		260,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2016	6447	ROOF	9,000	C				Strip & re-roof dw
7/2/2002	2530	MANUAL	120,500	C	6/28/2003			garage & addition

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
3/20/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94 15 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:	

!2294!

PRINT

Date	Time
09/26/25	18:16:24

LAST REV

Date	Time
04/24/18	13:55:52

apro 2294

