

163

26

0

1 of 1

RESIDENTIAL

Total Card / Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

945,200 /

945,200

USE VALUE:

945,200 /

945,200

ASSESSED:

945,200 /

945,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	HOUSING
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .45 ACRES of land mainly classified as MUNICPL with a CAPE Building built about 1930, having primarily WOOD SHING Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 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				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
903	MUNICPL		19602.4		SQUARE FE	PRIME SITE		0	9.98	3.16	R3									617,569						617,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.450	325,300	2,300	617,600	945,200
Total Card					
	0.450	325,300	2,300	617,600	945,200
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		490.25	/Parcel: 490.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV	304,900	2200	.45	599,600	906,700		Year End Roll	12/2/2024
2024	903	FV	303,100	2200	.45	587,900	893,200		Year end	11/9/2023
2023	903	FV	262,700	2200	.45	541,500	806,400	806,400	Year end	11/3/2022
2022	903	FV	219,800	2400	.45	489,500	711,700	711,700	Year End Roll	10/19/2021
2021	903	FV	205,400	2400	.45	433,200	641,000	641,000	Year End Roll	10/15/2020
2020	903	FV	182,000	2400	.45	433,200	617,600	617,600	Year End Roll	9/26/2019
2019	903	FV	176,600	2400	.45	419,600	598,600	598,600	Create Final va	6/4/2019
2018	903	FV	176,600	2400	.45	419,600	598,600	598,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11299-619		3/20/1967			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2024	C-24-0014	ROOF	37,900	C				Roof replacement -
4/1/2024	R-24-0055	WINDOWS	9,800	C				Replace existing w
6/2/2016	6457	ROOF	2,000	C				Re-roof around 2 d
7/14/2014	5824	ADDITION	97,000	C	5/18/2015			Interior renovatio
3/12/2012	4996	WDK	3,195	C				replace existing b
7/19/2011	4795	RENOVATI	9,250	C				replace tub & show
9/15/2003	2772	RENOVATI	50,000	C	5/29/2004			complete int renov
6/17/1996	977-96	MANUAL		C	6/5/1997			A-G POOL
9/12/1995	810-95	W/S FLUE		C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/29/2004	MEAS+INSPCTD	615	
6/5/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94 25 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:	

Total AC/HA: 0.45001 Total SF/SM: 19602 Parcel LUC: 903 MUNICPL Prime NB Desc RES CAT 3 Total: 617,569 Spl Credit Total: 617,600

