

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARSHAD SHERGUL
Owner 2:	DIXON SOPHIE M
Owner 3:	
Street 1:	91 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	KANIA - JOHN V
Owner 2:	-
Street 1:	91 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .58 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		0.58		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									20,300						20,300	Unbuildable

Total AC/HA:	0.58000	Total SF/SM:	25265	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	20,300	SpI Credit:		Total:	20,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.580			20,300	20,300
Total Card		0.580		20,300	20,300
Total Parcel		0.580		20,300	20,300
Source:		Market Adj Cost	Total Value per SQ unit /Card:		N/A /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.58	20,300	20,300		Year End Roll	12/2/2024
2024	132	FV		0	.58	17,400	17,400		Year end	11/9/2023
2023	132	FV		0	.58	17,400	17,400	17,400	Year end	11/3/2022
2022	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	10/19/2021
2021	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	10/15/2020
2020	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/26/2019
2019	132	FV		0	.58	17,400	17,400	17,400	Create Final va	6/4/2019
2018	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANIA,JOHN V	80268-160		6/13/2022	MULTI-PARCEL	95,000	No	No		Sold for \$1,611,900 including 91 and 89/0 Tow
RYAN ALICE,	31162-340		2/22/2000		95,000	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description
2745
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

Parcel ID	170 31 0
!2640!	
PRINT	
Date	Time
09/26/25	19:05:15
LAST REV	
Date	Time
07/14/22	16:01:47
blakeley	
2640	



USER DEFINED

Prior Id # 1:	105 2 1
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:	

