

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROW RONALD V -
Owner 2:	ROW JANE E -
Street 1:	145 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 7.675 ACRES of land mainly classified as CHARITY

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
905	CHARITY		7.675		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									53,725						53,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	7.675			53,700	53,700
Total Card		7.675		53,700	53,700
Total Parcel		7.675		53,700	53,700
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	905	FV		0	7.675	53,700	53,700		Year End Roll	12/2/2024
2024	905	FV		0	7.675	46,100	46,100		Year end	11/9/2023
2023	905	FV		0	7.675	46,100	46,100	46,100	Year end	11/3/2022
2022	905	FV		0	7.675	46,100	46,100	46,100	Year End Roll	10/19/2021
2021	905	FV		0	7.675	46,100	46,100	46,100	Year End Roll	10/15/2020
2020	905	FV		0	7.675	46,100	46,100	46,100	Year End Roll	9/26/2019
2019	905	FV		0	7.675	46,100	46,100	46,100	Create Final va	6/4/2019
2018	905	FV		0	7.675	46,100	46,100	46,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROW RONALD V,	46358-459		10/27/2005	INVOLV CHARI		1	No	No	
	9261-405		10/19/1958		29,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2004	3041	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	7.67500	Total SF/SM:	334323	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	53,725	SpI Credit:		Total:	53,700
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USER DEFINED

Prior Id # 1:	112 18 2
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:	

PRINT

Date	Time
09/26/25	19:12:44

LAST REV

Date	Time
04/29/13	14:31:50

brennanp  
2725

Parcel ID 179 55 0

Entered Lot Size

Total Land:

Land Unit Type:

!2725!

