

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		TOWER FIELD LN, LINCOLN

OWNERSHIP

Owner 1:	SAHIN TR KENAN E
Owner 2:	
Owner 3:	KES REVOCABLE TRUST
Street 1:	3 TOWER FIELD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STARR TR - MICHAEL J
Owner 2:	-
Street 1:	3 TOWER FIELD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2007, having primarily STUCCO Exterior and 5537 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.837	1,604,700	9,000	958,400	2,572,100	
Total Card		1.837	1,604,700	9,000	958,400	2,572,100
Total Parcel		1.837	1,604,700	9,000	958,400	2,572,100
Source:		Market Adj Cost		Total Value per SQ unit /Card: 464.54 /Parcel: 464.54		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,515,300	8400	1.837	930,400	2,454,100		Year End Roll	12/2/2024
2024	101	FV	1,332,500	8400	1.837	912,000	2,252,900		Year end	11/9/2023
2023	101	FV	1,157,900	8400	1.837	740,000	1,906,300	1,906,300	Year end	11/3/2022
2022	101	FV	1,031,600	4800	1.837	684,800	1,721,200	1,721,200	Year End Roll	10/19/2021
2021	101	FV	1,004,200	4800	1.837	640,000	1,649,000	1,649,000	Year End Roll	10/15/2020
2020	101	FV	1,035,500	4800	1.837	664,000	1,704,300	1,704,300	Year End Roll	9/26/2019
2019	101	FV	1,050,600	4800	1.837	646,400	1,701,800	1,701,800	Create Final va	6/4/2019
2018	101	FV	1,050,600	4800	1.837	646,400	1,701,800	1,701,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARR TR,MICHAEL	75006-55		6/30/2020	CONVENIENC		1	No	No	
Fox,Charles	60119-106		9/28/2012		1,750,000	No	No		
ROW RONALD V,	46358-444		10/27/2005	CHANGE IN US	660,000	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
10/24/2023	R-23-0258	FINISH B	195,000	O				Basement remodel t
7/24/2006	3479	NEW HOME	612,500	C	5/27/2008			cert.occup.8-20-07
9/23/2004	3041	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2024	PERMIT VISIT	605	BOA
5/18/2017	MEAS/EXT INS	4	JG
5/27/2008	MEAS+INSPCTD	100	
5/17/2007	MEAS+INSPCTD	100	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	112 18 3
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:	

