



PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		TOWER RD, LINCOLN
OWNERSHIP		
Owner 1: CITY CHRISTOPHER		
Owner 2: CITY ELIZABETH A		
Owner 3:		
Street 1: 108 TOWER RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4403	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,000	4,200	2.470	664,000	910,200		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		356.38	/Parcel: 356.38	Land Unit Type:	08/16/13

PREVIOUS OWNER

Owner 1: KERREBROCK JACK L -		
Owner 2: -		
Street 1: 108 TOWER RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4403	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,000	4200	2.47	664,000	910,200	910,200	Year End Roll	9/28/2017
2017	101	FV	242,000	4200	2.47	657,600	903,800	903,800	Year End Roll	9/29/2016
2016	101	FV	239,500	4200	2.47	639,200	882,900	882,900	Year End Roll	1/14/2016
2015	101	FV	229,500	4200	2.47	592,800	826,500	826,500	Year End	10/2/2014
2014	101	FV	241,700	4200	2.47	553,600	799,500	799,500	Year End Roll	1/23/2014
2013	101	FV	236,100	4200	2.47	537,600	777,900	777,900	Year End Roll	10/25/2012
2012	101	FV	253,700	4200	2.47	557,600	815,500	815,500	Year End	1/26/2012
2011	101	FV	259,700	4200	2.47	576,000	839,900	839,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KERREBROCK JACK	53865-35		11/19/2009		775000	No	No			
KERREBROCK BERN	50982-168		4/2/2008	FAMILY		1	No	No		
KERREBROCK, JAC	25792-412		11/3/1995	CONVENIENC		0	No	No		
HARRINGTON WINT	11334-605		6/19/1967		15000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1967, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/23/2013	5308	SOLAR PA	54,750	C				install of roof mo
12/19/2012	5281	ROOF	10,400	C				strip roof; instal

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS+INSPCTD	25	D ERSKINE
7/2/2007	MEAS/EXT INS	617	D HASCHIG
3/20/1996	MEAS+INSPCTD	606	J SMITH
7/11/1987	INSPECTED	601	PAUL MARSH

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 Influ	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.573		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									17,190						17,200	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									360						400	Wetland

Total AC/HA:	2.46955	Total SF/SM:	107573.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	663,950	Spl Credit	Total:	664,000
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