



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: LYONS SHAWN
 Owner 2:
 Owner 3:
 Street 1: 105 TOWER RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4402 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	399,100	16,200	1.837	542,400	957,700
132			0.080	500	500
Total Card	399,100	16,200	1.917	542,900	958,200
Total Parcel	399,100	16,200	1.917	542,900	958,200
Source: Market Adj Cost	Total Value per SQ unit /Card: 374.96		/Parcel: 374.96		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	10/06/11
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PREVIOUS OWNER

Owner 1: LEWIN - EMANUEL G
 Owner 2: -
 Street 1: 105 TOWER RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4402 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	399,100	16200	1.917	542,900	958,200	958,200	Year End Roll	9/28/2017
2017	101	FV	392,800	16200	1.917	512,500	921,500	921,500	Year End Roll	9/29/2016
2016	101	FV	382,000	16200	1.917	497,300	895,500	895,500	Year End Roll	1/14/2016
2015	101	FV	372,700	16200	1.917	460,500	849,400	849,400	Year End	10/2/2014
2014	101	FV	348,000	16200	1.917	412,500	776,700	776,700	Year End Roll	1/23/2014
2013	101	FV	341,800	16200	1.917	400,500	758,500	758,500	Year End Roll	10/25/2012
2012	101	FV	381,100	16200	1.922	403,100	800,400	800,400	Year End	1/26/2012
2011	101	FV	401,000	16200	1.922	409,600	826,800	826,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEWIN,EMANUEL G	71435-308		8/6/2018		1150000	No	No			
KELLER JOHN F,	43488-591		8/10/2004		975000	No	No			
BEHNKE, JAMES +	23425-462		7/15/1993		480000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.917 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/31/2000	2031	WDK	18,000	C	6/20/2001			
4/23/1999	1702	RENOVATI	35,000	C	6/30/1999			bathroom 5/23/00

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/10/2005	MEAS+INSPCTD	600	PA
6/20/2001	MEAS/EXT INS	613	M COLE
5/23/2000	MEAS+INSPCTD	611	P MULHERN
6/30/1999	MEAS/EXT INS	602	D TUCKER
5/11/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
6/20/1994	FIELDREV CHG	600	PA
4/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	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	6.78	1.000	R3									542,400						542,400	
132	UNDEV		0.08		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									480						500	Cons Restr

Total AC/HA: 1.91655	Total SF/SM: 83484.92	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 542,880	Spl Credit	Total: 542,900
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