



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MELA THEOFANIE
Owner 2:	
Owner 3:	
Street 1:	138 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

PREVIOUS OWNER

Owner 1:	GALINSKY - BLAIR I
Owner 2:	GALINSKY - VICKI
Street 1:	138 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	393,000		1.000	468,300	861,300
Total Card		393,000	1.000	468,300	861,300
Total Parcel		393,000	1.000	468,300	861,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 240.25		/Parcel: 240.25	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	393,000	0	1.	468,300	861,300	861,300	Year End Roll	9/28/2017
2017	101	FV	386,200	0	1.	442,000	828,200	828,200	Year End Roll	9/29/2016
2016	101	FV	382,900	0	1.	428,900	811,800	811,800	Year End Roll	1/14/2016
2015	101	FV	372,700	0	1.	397,100	769,800	769,800	Year End	10/2/2014
2014	101	FV	345,100	1300	1.	355,700	702,100	702,100	Year End Roll	1/23/2014
2013	101	FV	338,300	1300	1.	345,300	684,900	684,900	Year End Roll	10/25/2012
2012	101	FV	338,300	1300	1.	379,900	719,500	719,500	Year End	1/26/2012
2011	101	FV	345,100	1300	1.	386,100	732,500	732,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GALINSKY, BLAIR	71566-306		8/31/2018		886500	No	No	
BRENNAN MICHAEL	49932-208		8/13/2007		940000	No	No	
TOLER LOUISE	19496-332		11/29/1988		280000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/19/1994	531-94	ADDITION	97,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
5/17/2007	MEAS+INSPCTD	100	B MORGAN
3/22/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	468,281	SpI Credit:		Total:	468,300
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