



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: FELSCH JASON S
 Owner 2: KEMPE LAURA T
 Owner 3:
 Street 1: 142 TOWER RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	183,700	200	1.420	505,500	689,400	3497
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		392.60	/Parcel:	392.60
						Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/31/12

PREVIOUS OWNER

Owner 1: CHISHOLM, JR TR - EDWARD J
 Owner 2: THE CHISHOLM FAMILY IRREVOC TR -
 Street 1: 6 FOREST PARK CIRCLE
 Twn/City: WOBURN
 St/Prov: MA Cntry
 Postal: 01801 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	183,700	200	1.42	505,500	689,400	689,400	Year End Roll	9/28/2017
2017	101	FV	178,900	200	1.42	477,200	656,300	656,300	Year End Roll	9/29/2016
2016	101	FV	175,800	200	1.42	463,000	639,000	639,000	Year End Roll	1/14/2016
2015	101	FV	174,200	200	1.42	428,700	603,100	603,100	Year End	10/2/2014
2014	101	FV	163,200	200	1.42	384,000	547,400	547,400	Year End Roll	1/23/2014
2013	101	FV	160,000	200	1.42	372,800	533,000	533,000	Year End Roll	10/25/2012
2012	101	FV	137,200	200	1.42	410,100	547,500	547,500	Year End	1/26/2012
2011	101	FV	140,000	200	1.42	416,800	557,000	557,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHISHOLM, JR TR	53462-403		8/28/2009		531000	No	No			
CHISHOLM, MARGAR	52057-475		1/7/2009	FAMILY		1	No	No		
CHISHOLM MARGAR	52057-473		1/7/2009	FAMILY		1	No	No		
CHISHOLM MARGAR	48287-582		10/6/2006	FAMILY		0	No	No		
CHISHOLM EDWARD	42066-559		2/19/2004	CONVENIENC		1	No	No		
CHISHOLM EDWARD	42066-557		2/19/2004	CONVENIENC		1	No	No		
CHISHOLM EDWARD	29855-216		2/24/1999	CONVENIENC		1	No	No		
CHISHOLM EDWARD	29855-215		2/24/1999	CONVENIENC		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
12/11/2014	5974	ROOF	6,790	C				Strip and re-roof
9/8/2011	4850	ADDITION	22,000	C	5/31/2012			construct addition
11/1/2010	4596	WINDOWS	12,000	C				install 33 vinyl r
10/6/2009	4292	ROOF		C				strip & re-roof 3

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
6/25/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	J SMITH
11/1/1992	INSPECTED	601	PAUL MARSH

NARRATIVE DESCRIPTION
 This Parcel contains 1.42 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
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

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		61855		SQUARE FE	PRIME SITE		0	6.78	1.205	R3									505,493						505,500	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.42000	Total SF/SM: 61855.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	505,493	Spl Credit	Total:	505,500
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