

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLYNN LAURA C
Owner 2:	
Owner 3:	
Street 1:	115 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	SPIRO ALAN M -
Owner 2:	GLYNN LAURA -
Street 1:	115 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 3.87 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:						
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 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		1.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									30,990						31,000	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,000						6,000	Wetland

Total AC/HA:	3.86955	Total SF/SM:	168557.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	683,390	Spl Credit	Total:	683,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,065,600	900	3.870	683,400	1,749,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		333.38	/Parcel:	333.38	Insp Date
						Land Unit Type:	03/23/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,069,900	900	3.87	683,400	1,754,200	1,754,200	Year End Roll	9/28/2017
2017	101	FV	959,100	900	3.87	677,000	1,637,000	1,637,000	Year End Roll	9/29/2016
2016	101	FV	927,900	900	3.87	658,600	1,587,400	1,587,400	Year End Roll	1/14/2016
2015	101	FV	904,400	900	3.87	612,200	1,517,500	1,517,500	Year End	10/2/2014
2014	101	FV	841,700	900	3.87	573,000	1,415,600	1,415,600	Year End Roll	1/23/2014
2013	101	FV	826,000	900	3.87	557,000	1,383,900	1,383,900	Year End Roll	10/25/2012
2012	101	FV	826,000	900	3.87	577,000	1,403,900	1,403,900	Year End	1/26/2012
2011	101	FV	841,700	900	3.87	595,400	1,438,000	1,438,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPIRO ALAN M,	50574-203		1/9/2008	FAMILY	550000	No	No			
BLUMENTHAL ARTH	23640-361		9/10/1993		723000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/26/2018	7014	WINDOWS	2,364	C				Replace one window
6/5/2001	2254	MANUAL	40,000	C	6/1/2002			new front entrance
8/26/1993	330	WDK	5,000	C	12/23/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	M COLE
5/18/1996	MEAS+INSPCTD	606	J SMITH
3/20/1996	MEAS/EXT INS	606	J SMITH
6/20/1994	FIELDREV CHG	600	PA
1/8/1994	PERMIT VISIT	600	PA
12/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	112 3 0
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:	

PRINT

Date	Time
10/02/18	15:32:37

LAST REV

Date	Time
06/27/18	13:09:17

blakeley
337

