



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HICKS TR ROBERT C
Owner 2:	HICKS TR SARAH DRABING
Owner 3:	HICKS FAMILY 2013 REVOCABLE TR
Street 1:	129 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4402 Type:

PREVIOUS OWNER

Owner 1:	Hicks - Robert C
Owner 2:	Hicks - Sarah D
Street 1:	129 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4402

NARRATIVE DESCRIPTION

This Parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1929, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.36		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,160						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	69,500	900	2.197	544,600	615,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 378.69						/Parcel: 378.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	69,500	900	2.197	544,600	615,000	615,000	Year End Roll	9/28/2017
2017	101	FV	66,600	900	2.197	514,200	581,700	581,700	Year End Roll	9/29/2016
2016	101	FV	65,400	900	2.197	499,000	565,300	565,300	Year End Roll	1/14/2016
2015	101	FV	63,200	900	2.197	462,200	526,300	526,300	Year End	10/2/2014
2014	101	FV	62,600	900	2.197	414,200	477,700	477,700	Year End Roll	1/23/2014
2013	101	FV	58,000	900	1.997	401,000	459,900	459,900	Year End Roll	10/25/2012
2012	101	FV	58,000	900	2.	385,400	444,300	444,300	Year End	1/26/2012
2011	101	FV	59,700	900	2.	398,400	459,000	459,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Hicks, Robert C	61192-378		2/13/2013	FAMILY	100	No	No			
MACLEOD JAMES	13982-488		6/5/1980		55500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2015	6248	ROOF	7,200	C				Strip and re-roof
9/29/2006	3529	ADDITION	116,000	C	5/17/2007			+ to front of hous
12/1/2003	2828	W/S FLUE		C				
9/16/1998	1527	ROOF		C	3/6/1999			
8/25/1998	1503	RENOVATI	15,000	C	3/6/1999			dormer, ren bath
5/28/1998	1432	WDK-EFP	15,000	C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
5/17/2007	MEAS+INSPCTD	100	B MORGAN
2/10/2004	MEAS+INSPCTD	600	PA
3/6/1999	MEAS+INSPCTD	602	D TUCKER
3/22/1996	MEAS+INSPCTD	606	J SMITH
12/11/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

