



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BUSTO CURTIS
Owner 2:	GREEN BROOKE
Owner 3:	
Street 1:	151 TOWER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Holberton - Philip V
Owner 2:	Holberton - Anne Blodget
Street 1:	151 Tower Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4402

**NARRATIVE DESCRIPTION**

This Parcel contains 1.055 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43778		SQUARE FE	PRIME SITE		0	6.78	1.579	R3									468,724						468,700	
132	UNDEV		0.0502		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,506						1,500	right of way

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	
101	448,000		1.005	468,700	916,700	incl 1/3 of right of way A (179 52 0)	
132			0.050	1,500	1,500		
Total Card	448,000		1.055	470,200	918,200	Entered Lot Size	
Total Parcel	448,000		1.055	470,200	918,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		407.91	/Parcel:	407.91	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	448,000	0	1.055	470,200	918,200	918,200	Year End Roll	9/28/2017
2017	101	FV	440,600	0	1.055	444,000	884,600	884,600	Year End Roll	9/29/2016
2016	101	FV	428,400	0	1.055	430,800	859,200	859,200	Year End Roll	1/14/2016
2015	101	FV	417,500	0	1.055	399,000	816,500	816,500	Year End	10/2/2014
2014	101	FV	415,900	0	1.055	357,500	773,400	773,400	Year End Roll	1/23/2014
2013	101	FV	407,800	0	1.055	347,200	755,000	755,000	Year End Roll	10/25/2012
2012	101	FV	407,800	0	1.055	381,700	789,500	789,500	Year End	1/26/2012
2011	101	FV	429,800	0	1.055	388,000	817,800	817,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Holberton, Phili	59862-379		8/28/2012		795000	No	No			
JOHN A. QUELCH	19154-454		6/29/1988		565000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/3/2017	6817	KITCHEN	35,000	O				Remodel the kitche

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
8/16/2013	MEAS/EXT INS	25	D ERSKINE
5/17/2007	MEAS/EXT INS	100	B MORGAN
7/1/2006	MEAS/EXT INS	615	D VELUTTI
5/14/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

