



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEIGENT DANA L
Owner 2:	
Owner 3:	
Street 1:	161 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4301 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .649 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		26207		SQUARE FE	PRIME SITE		0	6.78	2.437	R3									432,985						433,000	
101	ONE FAM		0.0478		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,434						1,400	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	373,400		0.649	434,400	807,800	incl 1/4 of right of way B, 179-48-0
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 405.87						/Parcel: 405.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	373,400	0	.649	434,400	807,800	807,800	Year End Roll	9/28/2017
2017	101	FV	367,100	0	.649	410,100	777,200	777,200	Year End Roll	9/29/2016
2016	101	FV	356,800	0	.649	398,000	754,800	754,800	Year End Roll	1/14/2016
2015	101	FV	347,600	0	.649	368,000	716,200	716,200	Year End	10/2/2014
2014	101	FV	322,900	0	.649	330,300	653,200	653,200	Year End Roll	1/23/2014
2013	101	FV	316,700	0	.649	320,700	637,400	637,400	Year End Roll	10/25/2012
2012	101	FV	316,700	0	.649	352,600	669,300	669,300	Year End	1/26/2012
2011	101	FV	333,600	0	.649	358,400	692,000	692,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAYES WILSON C,	28980-138		8/11/1998	CONVENIENC		1	No	No		
COUNTRYSIDE CON	15141-214		7/29/1983		217000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/15/2015	6253	ROOF	12,600	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS+INSPCTD	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	119 13 34
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	15:48:49

LAST REV

Date	Time
12/29/16	13:46:55
blakeley	
500	

