



PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		TOWER RD, LINCOLN
OWNERSHIP		
Owner 1: CABLE PATRICIA S		
Owner 2:		
Owner 3:		
Street 1: 171 TOWER RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4301	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	143,400		0.920	461,200	604,600	2444
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 430.63						/Parcel: 430.63

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/11/11

PREVIOUS OWNER

Owner 1: BLACKLOW PETER D -		
Owner 2: BLACKLOW HALEY C -		
Street 1: 171 TOWER RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4301	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	143,400	0	.92	461,200	604,600	604,600	Year End Roll	9/28/2017
2017	101	FV	140,900	0	.92	435,300	576,200	576,200	Year End Roll	9/29/2016
2016	101	FV	140,900	0	.92	422,400	563,300	563,300	Year End Roll	1/14/2016
2015	101	FV	135,800	0	.92	391,100	526,900	526,900	Year End	10/2/2014
2014	101	FV	134,600	0	.92	350,300	484,900	484,900	Year End Roll	1/23/2014
2013	101	FV	132,000	0	.92	340,100	472,100	472,100	Year End Roll	10/25/2012
2012	101	FV	143,300	0	.92	374,100	517,400	517,400	Year End	1/26/2012
2011	101	FV	146,200	0	.92	380,200	526,400	526,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLACKLOW PETER	33423-348		8/9/2001		525000	No	No			
HAGGERTY, NANCY	27236-285		4/25/1997		355000	No	No			
JOHN T. OCONNOR	13227-511		7/1/1977		67000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1943, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS+INSPCTD	25	D ERSKINE
7/1/2006	MEAS/EXT INS	615	D VELUTTI
5/7/1996	MEAS+INSPCTD	606	J SMITH
3/22/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

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		40075.19922		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 461,193	Spl Credit	Total: 461,200
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